

Parish:	Walsoken	
Proposal:	Proposed new dwelling	
Location:	Land East of The Old Police House S-Bend Lynn Road Walsoken	
Applicant:	Mr & Mrs Dix	
Case No:	19/01221/F (Full Application)	
Case Officer:	Bradley Downes	Date for Determination: 9 September 2019

Reason for Referral to Planning Committee – The Officer Recommendation is contrary to the comments of the Parish Council

Neighbourhood Plan: No

Case Summary

The development is for the erection of a two storey 4 bedroom detached dwelling. The site lies to the east of the property known as "The Old Police House", on the south side of Lynn Road, Walsoken. The site lies outside any development boundary, so it is deemed as being in the countryside.

Key Issues

Principle of development
Character and appearance
Other material impacts

Recommendation

REFUSE

THE APPLICATION

The development is for the erection of a two storey 4 bedroom detached dwelling. The site lies to the east of the property known as "The Old Police House", on the south side of Lynn Road, Walsoken. The site lies outside any development boundary, so it is deemed as being in the countryside. This part of Lynn Road is largely rural in character with an open agricultural field to the north side of Lynn Road and some limited groupings of development on the south. The site lies over 1 km from the main built up edges of Wisbech, Walsoken and Walton highway.

In addition to the NPPF, the relevant policies in this case are DM2 (Development Boundaries), DM3 (Development in Smaller Villages and Hamlets) and DM15 (Environment, Design and Amenity) from the SADMPP 2016, and CS02 (Settlement Hierarchy), CS06 (Development in Rural Areas) and CS08 (Sustainable Development) from the Core Strategy 2011.

SUPPORTING CASE

None submitted to-date.

PLANNING HISTORY

10/00557/F: Delegated Decision - Application Permitted: 21/06/10 - Formation of new access - Rodeo, S-Bend, Lynn Road, Walsoken, PE14 7AP

92/0412/O: Application Refused: 14/04/92 - Site for construction of bungalow - Land East of The Old Police House, S-Bend, Walsoken - Appeal Dismissed: 15/10/92

2/91/2035/O: Application Refused: 23/10/91 - Site for construction of bungalow - Land East of The Old Police House, S-Bend, Walsoken

2/91/1374/O: Application Refused: 17/07/91 - Site for construction of bungalow - Land East of The Old Police House, S-Bend, Walsoken

2/90/3608/CU/F: Application Permitted: 01/02/91 - Change of use from agricultural implement store to agricultural engineering workshop - Rodeo, S-Bend, Lynn Road, Walsoken

2/85/1531/CU/F: Application Permitted: 28/06/85 - Continued use of building as agricultural engineers workshop - Rodeo, S-Bend, Lynn Road, Walsoken

2/77/1176/D/FR: Application Permitted: 07/07/77 - Erection of dwelling - Land to the front of Rodeo, S-Bend, Lynn Road, Walsoken

2/75/2984/O: Application Refused: 12/04/76 - Erection of dwelling - Land to the front of Rodeo, S-Bend, Lynn Road, Walsoken - Appeal Allowed: 16/02/77

RESPONSE TO CONSULTATION

Walsoken Parish Council: SUPPORT

The field is an appropriate size for the building, the plot is in between existing properties, it utilises existing access and is a well thought out design.

Highways Authority: NO OBJECTION

I believe that access for the proposal would be safe and parking and turning for vehicles in accordance with the Norfolk parking standards. The proposed development site is remote from key facilities, with limited scope for improving access by foot and public transport. The distance from service centre provision discourages a modal shift away from the private car. It is the view of the Highway Authority that the proposed development is likely to conflict with the aims of sustainable development.

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If the Authority is minded to approve the application, a condition is recommended to ensure that the access and on-site car parking is laid out prior to occupation and retained thereafter to ensure permanent availability of parking and turning areas in the interests of highway safety.

Emergency Planning:

In an extreme flood event, the site could become isolated from safe access and egress routes (i.e. become a dry island). The occupiers should sign up to the Environment Agency flood warning system, and a flood evacuation plan should be prepared (more details at www.gov.uk/flood).

REPRESENTATIONS

One letter was received in support of the application saying that residential development of this land would be welcome. Also, that development on this land would prevent its illegal occupation which the land is vulnerable to presently.

LDF CORE STRATEGY POLICIES

CS06 - Development in Rural Areas

CS08 - Sustainable Development

CS02 - The Settlement Hierarchy

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM2 – Development Boundaries

DM15 – Environment, Design and Amenity

DM3 - Development in the Smaller Villages and Hamlets

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 main considerations:

The principle of development.
Impact on character and appearance on area.
Other material impacts

The principle of development:

The site lies outside any development boundary and is not allocated for development in the SAMDPP 2016. As such it will be treated as countryside, where new development is more restricted, and limited to that identified as suitable in rural areas. Additionally, Policy CS06 of the Core Strategy 2011 reinforces this position, by stating that development of greenfield sites will be resisted unless essential for agricultural or forestry use. No suitable rural use has been advanced on this site, hence there is no justification in favour of the development of this greenfield land.

The site is well separated from any of the nearby settlements (Wisbech, Walsoken and Walton Highway). The site lies 1050m away from the edge of Wisbech, 1070 metres from the development boundary of Walsoken, and 1130 metres from the development boundary of Walton Highway. Hence, it is considered that development of the site would not in any significant way contribute to enhancing the vitality of the surrounding rural communities and it would be distant from service centre provision. As such, the site is not considered to be a sustainable location for a new dwelling. This is contrary to the objectives of the NPPF, which supports housing that is located where it would be beneficial to a rural community.

The site was the subject of an appeal (T/APP/V2635/A/92/205004/P8), for a similar development which was dismissed in 1992 (appeal decision is attached). Whilst this decision was some time ago, the policy considerations are very similar and remain relevant to the current application.

For the reasons above, the development of a dwelling on the site in question would not be sustainable development, as it is contrary to the NPPF, Policies CS06 and CS08 of the Core Strategy 2011 and DM2 of the SADMP 2016.

Impact on character and appearance on area:

The siting of the proposed dwelling within its plot would be in-line with the dwellings to the west and east. It would be set-back from the carriageway of Lynn Road by approximately 20m. The site is also set-down from the road by approximately 1m. The scale of the dwelling would be larger than those to the west, but smaller than those to the east and the proposed materials would mostly match the local palette, with red brick and a black slate roof. The existing 2m hedge to the front will be retained.

However, in line with previous refusals, the proposed development would "result in the consolidation of an undesirable ribbon development away from the village centre, contributing to the loss of the semi-rural character and the appearance of the area". This was substantiated by the appeal in 1992, where the Inspector states "a bungalow on the site would remove what I regard as an important gap and tend toward the creation of a continuous built-up frontage. The rural character of the countryside surrounding Lynn Road is already harmed by the scale of existing development. I do not consider the extent of this argument for more development, but rather the reverse". These reasons are still relevant in this case.

Therefore, despite its acceptable design and appearance, it is considered that the siting of the dwelling on this site would be harmful to the character of the area.

Other material impacts:

The comments raised by the Parish Council in support of the application relate to the details of the proposal, but are not considered to outweigh the general principle against residential

development of this site. Regarding the public comment in support of the application, the Borough Council is not aware of any illegal occupation of this site, and in any case this would not serve as justification to approve the application.

The existing agricultural shed next to the site indicated in blue land on the Location Plan is not included as part of the application. It will be retained as existing and remain agricultural in use, not for domestic purposes.

CONCLUSION

The site lies in the countryside outside of any designated development boundary and is not considered a sustainable location for new development. In addition no justification has been provided to demonstrate why the residential development of this land should go ahead. As such, the application would fail to meet the objectives of CS06. Also, the development of this site would not have any significant positive impact on the vitality of the nearby rural communities which fails to meet the aims of NPPF Paragraph 78.

Lastly, it is considered the dwelling would be harmful to the character of this part of Lynn Road, by occupying an important gap which contributes to the rural character of the area. The loss of this gap, combined with the extent of the existing development along Lynn Road would lead to an unacceptably urban appearance, which would detract from the intrinsic character and beauty of the countryside. This would be further contrary to Policy CS06, and would fail to be sympathetic to the local setting and pattern of development in accordance with DM15.

RECOMMENDATION:

REFUSE for the following reason(s):

- 1 The site lies outside the development boundaries of Walsoken and Walton Highway, and the site is therefore located in the countryside as defined by the Local Plan. There is no justification for the proposed dwelling and it does not accord with the objectives of sustainable development. As such the application is contrary to Policies DM2 of the SADMPP 2016, CS06 and CS08 from the Core Strategy 2011, and Paragraph 78 of the NPPF.
- 2 The proposed dwelling would fill an important gap in the street scene and detract from the rural character of the area, leading to an urbanised appearance and harming the intrinsic character of the countryside. This would be further contrary to Policy CS06 of the Core Strategy 2011 and would fail to be sympathetic to the local setting and pattern of development in accordance with DM15 of the SADMPP 2016.