

Parish:	Outwell	
Proposal:	Residential development: New dwelling and detached garage	
Location:	Land Adjacent Charnwood 37 Hall Road Outwell Wisbech	
Applicant:	Mr and Mrs D Priestley	
Case No:	20/01665/F (Full Application)	
Case Officer:	Lucy Smith	Date for Determination: 1 January 2021

Reason for Referral to Planning Committee – Called in by Cllr Crofts

Neighbourhood Plan: No

Case Summary

The proposal is for the construction of a new dwelling on land to the west of Charnwood, 37 Hall Road, Outwell. The land currently comprises garden land, with an existing outbuilding central to the plot.

The application site is located approximately 200m east of the development boundary for Outwell shown on inset map G104 of the SADMPP (2016).

Key Issues

Principle of Development
Form and Character
Impact on Neighbours
Other material considerations

Recommendation

REFUSE

THE APPLICATION

The proposal is for the construction of a new dwelling on land to the west of Charnwood, 37 Hall Road, Outwell. The land currently comprises garden land, with an existing outbuilding central to the plot.

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SUPPORTING CASE

None received at time of writing

PLANNING HISTORY

19/00032/PREAPP: INFORMAL - Likely to refuse: 15/04/19 - Pre-application enquiry (Full with consultations, no meeting): Construction of one dwelling - Land Adj Charnwood House

2/01/0076/F: Application Permitted: 26/02/01 - Two storey extension to dwelling - Charnwood House (DELEGATED DECISION)

17/01516/RM: Application Permitted: 05/10/17 - RESERVED MATTERS: Erection of dwelling (Plot 4) - Land NE of Magnolia Lodge Hall Road (DELEGATED DECISION)

15/01678/O: Application Permitted: 08/03/16 - Outline application with some matters reserved for residential development - Land To the North East of Magnolia Lodge (COMMITTEE)

RESPONSE TO CONSULTATION

Parish Council: No response at time of writing

Highways Authority: NO OBJECTION subject to conditions relating to improvements to the access, PD rights removed for gates obstructing the approved access, visibility splays and laying out of access/parking/turning area.

Internal Drainage Board: NO OBJECTION - Provided comments relating to the Board's Byelaws and the need for byelaw consent.

Environmental Quality: NO OBJECTION- Recommended conditions relating to contamination, site characterisation and remediation and an Asbestos informative.

Natural England: NO COMMENT

REPRESENTATIONS

None received at time of writing

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS08 - Sustainable Development

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SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM1 – Presumption in Favour of Sustainable Development

DM2 – Development Boundaries

DM15 – Environment, Design and Amenity

NATIONAL GUIDANCE

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

National Design Guide 2019

PLANNING CONSIDERATIONS

The key issues are:

Principle of Development

Form and Character

Impact on Neighbours

Other material impacts

Principle of Development

The proposal is for the construction of a dwelling on existing residential curtilage to the south west of the donor dwelling known as Charnwood House, Hall Road, Outwell. The proposed site is located outside of the development boundary for Outwell/Upwell as shown in Inset Map G104 of the Site Allocations and Development Management Policies Plan (2016). Sites outside of development boundaries are considered to be within the wider countryside and. Development on the site is therefore restricted to that which is identified as appropriate in the countryside through other policies of the Local Plan, more specifically within those policies listed in Policy DM2 of the SADMPP (2016).

Charnwood House, to the north east of the site comprises a detached traditional fenland cottage with modern two storey projection to the rear. The row of four dwellings to the south west of the application site are also located outside the development boundary however were approved by Planning Committee in 2015 at a time where the LPA could not demonstrate the required housing supply. The Borough Council can currently demonstrate a supply of in excess of the required 5 years (6.97 years) and this application is therefore required to be determined in full accordance with the current Local Plan.

Whilst the application site is bordered on both the north east and south west sides by existing residential properties, the principle of development on site cannot be considered acceptable in terms of infill as Outwell is a Key Rural Service Centre and the infill policy outlined in Policy DM3 of the SADMPP (2016) therefore cannot apply. As a Key Rural Service Centre, the settlement benefits from a development boundary to guide development to the most sustainable places. This site is approximately 200m outside of this boundary on land which is considered countryside and that should be protected for its intrinsic character in accordance with the NPPF (2019) and Policies CS06, CS08 and DM2 of the Local Plan.

No justification has been provided as part of this application to outweigh the policies of the local plan. Residential development on the site is considered contrary to Policy CS08 of the

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Core Strategy (2011) and Policy DM2 of the Site Allocation and Development Management Policies Plan (2016).

Form and Character

The application site has a frontage of approximately 12 metres, which currently comprises garden land to Charnwood House, with an existing garage/outbuilding set back behind the existing dwelling. The proposed dwelling is shown in close proximity to the south west boundary of the application site, with approximately 1m distance proposed between the existing close boarded fencing and the side elevation of the proposed dwelling. A driveway leading to a detached garage building at the rear of site is located between the proposed and donor dwelling.

The proposed dwelling is designed with a depth greater than the donor dwelling resulting in a wide gable on the side elevations and with a single storey front projection with a hipped roof which is in line with the recently constructed dwellings to the south west of site. PV panels are proposed in a prominent position on the front elevation of the main roof. Materials proposed, including Verona multi brick (red), slate tiles and cream UPVC coordinate with the existing materials in the vicinity.

The proposed dwelling is shown with a total height of approximately 9m and eaves to 5.2m. At a distance of 1m from the south west boundary of the plot and therefore approx. 2m from the side elevation of the neighbouring dwelling, the height of the proposal provides a step down in ridge height as a transition between the larger dwellings, approved with a ridge height of approx. 9.2m to the South West and the traditional fen cottage to the North East. Whilst the modern design proposed under this application does not imitate the traditional character of the donor dwelling, the overall design is similar to the dwelling to the immediate south and overall is therefore considered unlikely to pose a significant adverse impact on the street scene.

This part of Hall Road provides a transition from the main built extent of the settlement to the wider countryside beyond. Charnwood House, along with the remaining row of dwellings to the north east comprise traditional fen cottages, with greater spacing between dwellings and larger side gardens illustrative of the rural locality.

Whilst the proposal includes the demolition of an existing outbuilding on site, the application will introduce a dwelling with limited spacing between the existing dwelling houses on either side. The loss of the currently verdant grassed land will have an impact on the form and character of this part of Hall Road as it transitions to the more rural and spacious street scene to the east of the site, however considering the existing spacing between the new building properties to the west, this element of the proposal is not considered severe enough to warrant refusal on these grounds. The proposal would be considered to comply with policies CS08 and DM15 of the Local Plan in regard to design and form and character.

Impact on Neighbours

The existing dwelling to the east of the proposal site has a number of unobscured windows at both ground floor and first floor on the side elevation however the driveway proposed between the donor and proposed dwelling provides some separation between houses.

Proposed plans show the construction of a driveway along the NE side boundary, between the donor and proposed dwelling and leading to a detached low pitch garage to the rear. Given the siting of the vehicular access point, there is potential for minor noise and disturbance of the donor dwelling as a result of vehicle movements to/from site, however considering the orientation of dwellings, the proposed boundary treatments and distance

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between properties, the impact of this element of the proposal is not considered severe enough to warrant refusal.

In terms of Boundary Treatments, 1.8m fencing is proposed adjacent to the driveway and between the dwellings, in close proximity to the existing windows to rooms along the donor dwelling's side elevation. Whilst it is noted that this fencing could lead to a loss of light for these rooms, fencing could be erected in this position under permitted development rights and the impact of this element of the proposal on the amenities of the donor dwelling is therefore not considered to warrant refusal.

The dwelling is proposed approximately 2m north of the existing side elevation of the neighbouring dwelling (South West). Whilst it is noted that the distance between dwellings is limited, windows on the side elevation of this neighbouring dwelling are obscure glazed and serve non habitable rooms. Given that the proposal is located to the north east of this existing dwelling, the development is considered unlikely to lead to significant adverse impacts on this dwelling as to warrant refusal.

No direct window to window relationships are likely as the first floor windows proposed can be obscure glazed and are set back in site compared to existing windows. This maintains a level of privacy for the donor dwelling in terms of minimising direct overlooking of private amenity space.

The new dwelling in this location is considered unlikely to lead to adverse conditions in regards to the amenity of the occupants of both the existing dwellings. The application is therefore considered to comply with policy DM15 of the SADMPP (2016).

Other material considerations

The Local Highway Authority have stated no objection to the proposed plans subject to standard access/turning area conditions. The proposal is therefore considered to comply with Policies CS11 and DM15 of the Local Plan in regard to access and parking.

Following comments received from the Environmental Quality Team, a condition could be imposed to ensure the potential contamination risks on site are fully considered and details approved prior to any construction on site.

The IDB provided comments regarding the suitability of the proposed drainage scheme on site. Full details of the proposed foul and surface water drainage strategy could be conditioned.

Crime and Disorder

There are no issues with this application in relation to crime and disorder.

CONCLUSION

The application site is located outside of the development boundary for Outwell as designated on inset map G104 of the Site Allocations and Development Management Policies Plan (2016) and development on the site is therefore restricted to that which is identified as suitable in the countryside in line with DM2.

No justification has been provided as part of this application that outweighs the provisions of the local plan. As such, the proposal contributes to the consolidation of sporadic development in the countryside, outside the defined development area of the village, to the

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detriment of the appearance and character of the countryside contrary to paragraphs 11 and 170 of the NPPF (2019).

Overall, the proposal is therefore considered contrary to Paragraphs 11, 78 and 170 of the NPPF (2019), Policy CS08 of the Core Strategy and Policy DM2 of the SADMPP (2016) and the application is therefore recommended for refusal for the following reason.

RECOMMENDATION:

REFUSE for the following reason(s):

- 1 The application site is located outside of the development boundary for Outwell as designated on inset map G104 of the Site Allocations and Development Management Policies Plan (2016). As such, the proposal constitutes the development of a parcel of countryside with road frontage development which would consolidate the built form outside the defined development area of the village to the detriment of the appearance and character of the countryside. No justification has been provided as part of this application to outweigh this conflict with the current local plan and there are no other material considerations to outweigh this in principle policy objection; the proposal is therefore not considered to be sustainable development and is contrary to the provisions of the NPPF (paragraphs 11, 78 and 170), Core Strategy Policies CS01, CS02, CS06 and CS08 of the LDF and Policies DM1 and DM2 of the SADMPP (2016).