

Parish:	Walsoken	
Proposal:	2-storey 4-bed dwelling with attached double garage	
Location:	Land East of Tarrazona 16 S-Bend Lynn Road Walsoken PE14 7AP	
Applicant:	Mr L Bosworth	
Case No:	21/00981/F (Full Application)	
Case Officer:	Lucy Smith	Date for Determination: 13 September 2021

Reason for Referral to Planning Committee – Officer recommendation is contrary to the views of the Parish Council and the application has been referred by Sifting Panel

Neighbourhood Plan: No

Case Summary

Full planning permission is sought for the erection of a two storey 4 bedroom detached dwelling. The site lies to the East of the dwelling known as Tarrazona and to the West of Wellington House. A commercial livery, owned and operated in connection with Tarrazona is to the south of the site . The site is on the south side of Lynn Road, on the original s-bend section and lies outside any development boundary and is therefore considered to be within the wider countryside.

Key Issues

- Principle of development
- Character and appearance
- Neighbour amenity, noise and disturbance
- Other material considerations

Recommendation

REFUSE

THE APPLICATION

Full planning permission is sought for the erection of a two storey 4 bedroom detached dwelling. The site lies to the East of the dwelling known as Tarrazona and to the West of Wellington House. A commercial livery, owned and operated in connection with Tarrazona is to the south of the site. The site is on the south side of Lynn Road, on the original s-bend

section and lies outside any development boundary and is therefore considered to be within the wider countryside.

The site comprises an area of garden land associated with the donor dwelling (Tarrazona) which is set back from the roadside frontage behind mature hedgerows. The character of the area is overall fairly mixed, with commercial/industrial uses further to the east. Open land and agricultural fields, including Rosalie Farm are located to the north of the site. The site lies over 1 km from the main built up edges of Wisbech and Walsoken, and just under 1 km away from Walton Highway.

SUPPORTING CASE

I take this opportunity to mention two planning applications within close proximity to this site that members of the Committee approved.

First application reference is 20/01122/F – Construction of a 2-storey 4-bed dwelling and garage. Located opposite FNR Self storage. Towards the East of this application site. 20/01122/F was granted planning permission due to the committee concluding that application is considered infill, and would enhance the street scene. Application approved on 6th November 2020.

Second application reference is 19/01221/F – Construction of a 2-storey 4-bed dwelling. Located east of the Old Police House. Towards the West of this application site. 19/01221/F was granted planning permission due to the committee concluding that application is considered infill. Application approved on 5th September 2019.

The proposed development, 21/00981/F, is situated in-between these two recent approvals along the same road.

Referring to this application and the proposed development, 21/00981/F – Construction of 2-storey 4-bedroom dwelling with integral garage, the development is infill between Tarrazona and Wellington House. Therefore, it is considered that this application meets the same decision making criteria as the aforementioned applications.

PLANNING HISTORY

RESPONSE TO CONSULTATION

Parish Council: SUPPORT – with the following reasons:

‘the plans are well thought out and it will fit well into the plot and a recent similar application was also supported’

Highways Authority: NO OBJECTION IN PRINCIPLE – recommended standard access/turning area conditions.

Environment Agency: NO COMMENT Flood Risk Standing Advice applies

IDB: NO OBJECTION The Board’s Byelaws should be complied with, and the disposal of surface water via infiltration should be supported by ground investigation.

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Environmental Health & Housing - Environmental Quality: NO COMMENT

CSNN: NO OBJECTION – recommended Soakaway Informative and informative relating to culverting the ditch on site.

REPRESENTATIONS

ONE letter of OBJECTION, raising concerns around existing noise nuisance relating to Tarrazona and the potential for any new dwelling to exacerbate this impact.

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

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

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
Character and appearance
Neighbour amenity, noise and disturbance
Other material considerations

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Principle of Development

The site lies outside any development boundary (1km West of the development boundary for Walton Highway shown on inset map G120.1) 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. The site lies approximately 1.3km away from the edge of Wisbech, and 1km from Walton Highway. This part of Lynn Road is developed to an extent, but it does not associate with the main built up part of Walsoken. 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 suitable 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.

For the reasons above, the development of a dwelling on the site in question, well outside of the development boundary with no material reasons why policy should be overridden, would not be sustainable development, as it is contrary to the NPPF, Policies CS02, CS06 and CS08 of the Core Strategy 2011 and DM2 of the SADMPP 2016.

Character and Appearance

The proposed dwelling would be set back from Lynn Road, and situated between existing dwellings, with the livery to the south. The dwelling would be two storey with a front gable projection and attached double garage. The external materials proposed include brickwork, red clay pantiles and timber casement windows and doors. Details of the bricks have not been provided with this application but could be conditioned.

Although the site is in between existing development on both sides, the dwellings to either side of the site are set within large plots and well screened by dense and mature vegetation.

The open land to the north off the application site, viewed in context with this part of S-Bend when approaching from either direction provides an overall rural character to the immediate vicinity. Whilst the proposal is set within two frontage dwellings and partially screened by existing hedgerows, the proposal will consolidate the current sporadic pattern of development in the immediate vicinity, to the detriment of the form and character of the countryside.

Neighbour amenity, noise and disturbance

The proposed dwelling is sited within its plot forward of the donor dwelling and with gable end facing the shared boundary (west). With in excess of 7m between the donor dwelling and the proposed dwelling, and considering the orientation of the properties, the dwelling is considered unlikely to lead to any significant impact on the amenity of the existing dwelling. Windows at ground floor level on this elevation will be screened from view by proposed close boarded fencing and the proposal therefore will not lead to overlooking or a loss of privacy for current and future occupants.

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To the east, the dwelling is considered to be suitably distanced from Wellington House to minimise the opportunity for any significant impact on this dwelling.

Whilst a commercial livery is located to the south of the site, the proposed development is considered to be suitably distanced from this commercial use to minimise the potential for any adverse impacts in regard to noise, disturbance or odour impacts. Any impact is further reduced as a result of the existing tree line to the south of the site and the proposed close boarded fencing. The Borough Council's CSNN team raised no concern regarding noise impacts as part of their consultation response.

A neighbour objection commented on nuisance complaints relating to the existing uses at Tarrazona. Whilst these comments are noted, the proposal is for the construction of a single residential dwelling. Whilst there may be limited periods of noise and disturbance during construction, the use of a new dwelling in this location is considered unlikely to lead to any detrimental impact on adjoining dwellings.

Other material considerations

The proposed plans detail the construction of a new access onto S-Bend which is considered acceptable by the Local Highway Authority. Visibility splays and parking/turning areas meet the required standard and the proposal is therefore unlikely to lead to any significant impact on highway safety. The development therefore complies with policies CS08, CS11 and DM15 of the Local Plan.

The proposed dwelling is located within Flood Zone 1 and the sequential and exceptions tests are therefore not required as part of the consideration of this application. Whilst a strip of land to the east of the site is categorised as Flood Zone 2, no development is proposed in this area. The proposal complies with the Borough Council's Flood Risk Design Guide and Paras 159-165 of the NPPF (2021). As recommended by the CSNN team, an informative is recommended relating to the suitability of proposed soakaways and the need for percolation tests. If the current drainage strategy is determined to be unsuitable, additional applications would be required.

Crime and Disorder There are not considered to be any crime and disorder impacts associated with the proposal.

CONCLUSION

The application proposes the construction of a new dwelling well away from any defined development boundary on land which is therefore considered to be within the wider countryside. The benefits associated with a single dwelling in this location are not considered to outweigh this clear conflict with the settlement strategy for new housing, as set out in Paragraphs 79 of the NPPF (2021), Policies CS02 and CS08 of the Core Strategy (2011) and Policy DM2 of the SADMPP (2016) and the principle of development on site is therefore not considered acceptable.

The application is therefore recommended for refusal on the following grounds.

RECOMMENDATION:

REFUSE for the following reason(s):

- 1 The site lies outside the development boundaries of Walsoken and Walton Highway and is therefore located in the countryside as defined by the Local Plan. No justification has been provided to outweigh this conflict with the Local Plan and as such the application is considered contrary to the provisions of the NPPF (2021), Policies CS06 and CS08 from the Core Strategy (2011), Policy DM2 of the SADMPP (2016).