

MAIN CASE

Reference No: 14/01429/FUL

Proposal: Erection of new dwelling, alterations to existing access and construction of garage and driveway for existing and proposed dwelling.

Site Address: 1 Soham Road, Fordham, Ely Cambridgeshire CB7 5LB

Applicant: Mr and Mrs Leonard

Case Officer: Lesley Westcott, Planning Officer

Parish: Fordham

Ward: Fordham Villages

Ward Councillor/s: Councillor Michael Allan
Councillor Joshua Schumann

Date Received: 12 January 2015 **Expiry Date:**

Report Number [P207]

1.0 RECOMMENDATION

- 1.1 Members are recommended to **Refuse** the application for the following reasons:
- 1) Part of the site is located outside the development envelope of Fordham and is classified as 'countryside' where there will be a policy of strict control over residential development. Exceptions to this policy of control may include affordable or special needs housing, travellers sites, replacement dwellings or dwellings essential to rural enterprises. The application proposal does not fall within any of the exceptions allowed and is therefore contrary to Policies CS1 and CS2 of the East Cambridgeshire Core Strategy 2009, Policy GROWTH2 of the East Cambridgeshire Draft Local Plan Pre-submission version (as modified) and advice contained in paragraph 55 of the National Planning Policy Framework 2012.

2.0 SUMMARY OF APPLICATION

- 2.1 The full planning application, plans and documents submitted by the Applicant can be viewed online via East Cambridgeshire District Council's Public Access online service, via the following link <http://pa.eastcambbs.gov.uk/online-applications/>. Alternatively a paper copy is available to view at the East Cambridgeshire District Council offices, in the application file.

- 2.2 The application seeks full planning permission for the erection of a 4 bed dwelling, widening of the existing access and the erection of a double garage and driveway for both the new dwelling and the host dwelling No.1 Soham Road (following the removal of a greenhouse and Nissan style hut).
- 2.3 The proposed dwelling and garages would be constructed in materials to be agreed and the main part of the proposed 2 storey house would have a footprint 82.88 metres squared (11.2 x 7.4 metres) and a ridge height of 8.2 metres and eaves level of 4.8 metres, with a 2 storey rear wing with a footprint of 29.5 metres squared (5.9 metres x 5 metres) and a ridge height of 7.3 metres and eaves level of 4.6 metres, dropping down to a single storey lean-to with a footprint of 7.5 metres squared (2.5 x 3 metres) the highest part of the roof 4.3 metres dropping down to 2.3 metres.
- 2.4 The proposed double garages would measure 6.5 metres in depth by 6.5 metres in width, 5.1 metres to the apex and 2.3 metres to eaves level. A separate drive and turning area will be provided for both the host dwelling No.1 Soham Road and the new dwelling and 2 additional parking spaces would be provided in front of both garages.

3.0 **PLANNING HISTORY**

- 3.1
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|--------------|--|----------|------------|
| 13/00677/FUL | Erection of replacement dwelling and garage following demolition of existing dwelling and garage | Approved | 04.10.2013 |
|--------------|--|----------|------------|

4.0 **THE SITE AND ITS ENVIRONMENT**

- 4.1 The site is located to the north-east of Soham Road, outside, but adjacent to the development envelope of Fordham. The host dwelling is a 2 storey detached 1940s/50s dwelling with vehicular access onto Soham Road. The application site forms a formal garden area to the south east of the host dwelling, together with an area of land in front and to the north west of the host dwelling (proposed siting of driveway and garage for No.1 Soham Road). The formal garden comprises a green house in a poor state of repair and a Nissan style hut.
- 4.2 There is open grassland to the rear of the application site and landscaping along the front boundary of the site abutting the highway comprising a hedge and conifer trees. There is also a section of hedge between the host dwelling and the formal garden area, and an approximately 1.8 metre high fence along the south-east boundary with Nos.38 – 41 Harry Palmer Close, bungalows which back onto the site.

5.0 **RESPONSES FROM CONSULTEES**

- 5.1 Responses were received from the following consultees: Local Highways Authority, Arboricultural Officer, Environmental Health, Waste Strategy (ECDC), Parish and a Ward Councillor; and these are summarised below. The full responses are available on the Council's website.

Local Highways Authority: No objection to the proposed scheme, subject to standard conditions relating to the provision of a traffic management plan during construction, visibility splays, construction and surfacing of access and driveways.

Arboricultural Officer: No objections to the proposed development but would like to include a condition for a landscape planting scheme (same as condition for development of adjacent plot permitted on 4th October 2013) to include new hedge planting on the boundary with Harry Palmer Close gardens. This will compensate for the loss of the hedge/trees for the new access and dwelling, as shown on the plan and in the supporting tree survey report by Lesley Dickson.

Environmental Health: No objection to the proposed scheme, subject to standard conditions relating to contamination condition being attached to any approval.

Waste Strategy (ECDC): No objections. It will be the responsibility of owners/residents to provide two bins and to take any bins/sacks to the public highway boundary on relevant collection days.

Parish: No objections: No comments reported.

Ward Councillors: This application has been called in to Committee by Councillor Michael Allan for the following reasons: although it is outside the settlement boundary, the impact of one dwelling would be very low and the Parish Council has no objections.

Neighbours – Site notice posted and 9 neighbouring properties were notified. No responses received at time of writing report.

6.0 **The Planning Policy Context**

6.1 East Cambridgeshire Core Strategy 2009:

CS1	Spatial Strategy
CS2	Housing
EN1	Landscape and settlement character
EN2	Design
S7	Parking provision

6.2 East Cambridgeshire Draft Local Plan Pre-submission version (as amended June 2014):

GROWTH 2	Locational strategy
GROWTH 5	Presumption in favour of sustainable development
ENV 1	Landscape and settlement character
ENV 2	Design
COM 8	Parking provision

6.3 Supplementary Planning Documents:

Design Guide

6.4 National Planning Policy Framework 2012:

6 Delivering a wide choice of high quality homes

7 Requiring good design

7.0 **PLANNING COMMENTS**

Principle of development

7.1 Part of the application site is located outside the development envelope of Fordham and is therefore designated as being countryside, where development is severely restricted and new houses require special justification.

7.2 Core Strategy Policy CS1 sets out the exceptions allowed, which include development which is essential to the efficient operation of local agriculture, specifically identified in the Local Plan which support rural economy help meet affordable housing or special need, or provide essential rural services or infrastructure. Policy CS2 of the Core Strategy and Policy GROWTH 2 of the East Cambridgeshire Local Plan sets out the residential exceptions allowed outside settlement boundaries, which are affordable housing, sites for gypsies and travellers, dwellings for essential rural workers, alterations to or replacement of dwellings, or the re-use or replacement of existing buildings.

7.3 In this case the proposal is for market housing, which does not fall within any of the above exceptions and is therefore contrary to policies CS1 and CS2 of the Core Strategy and Policy GROWTH 2 of the East Cambridgeshire Local Plan.

Residential Amenity

7.4 Policy EN2 of the Core Strategy seeks to ensure there is no detrimental impact on the residential amenity of nearby occupiers (including reference to relevant and specific planning policies). It is considered that there would be an acceptable relationship between the proposed dwelling and the existing neighbouring residential properties. There is a distance of approximately 40 metres between the proposed dwelling and the bungalows Nos. 38-41 Harry Palmer Close that back onto the site, which satisfies the criteria set out in the Design SPD.

7.5 The proposed dwelling would have 2 no. small first floor side windows (1no. in each side elevation), which would serve a dressing room and bathroom. To protect the residential amenity of neighbouring dwellings in terms of overlooking a condition requiring the windows to be obscure glazed and top opening could be attached to any approval.

Visual Amenity

7.6 The character of this part of Fordham is residential and open countryside. Although a small section of hedge and a no. of conifer trees will need to be removed in order to create a wider vehicular access, the scheme seeks to retain the majority of the existing boundary treatment fronting Soham Road which comprises approximately 6 metre high conifer trees and a hedge, which will substantially screen the development from public view. In addition the proposed dwelling will be set back from the road by 20 metres in line with the host dwelling No.1 Soham Road.

7.7 With regards to the design of the proposed dwelling, the proposed dwelling is substantially larger than the host dwelling, however it is a large plot which can accommodate such a dwelling and the design would be in keeping with the character of the general area. The plot size and footprint of the proposed dwelling accords with the requirements set out in the Design Guide SPD. In addition, the principle of the scale and design was established when planning application 13/00677/FUL was approved for a replacement dwelling for No.1 Soham Road, for a very similar dwelling.

7.8 The proposed siting, design and appearance of the double garages is acceptable and accords with the Design Guide SPD.

Highways

7.9 The proposed development makes provision for garages and parking for 2 no. vehicles in front of both the host dwelling and the proposed dwelling, together with turning and manoeuvring area, which complies with highway standards. The proposal would be served by the widening of an existing access onto Soham Road and driveways in front of the proposed and host dwelling.

7.10 The County Highway Engineer raises no objections to the proposed scheme subject to standard conditions relating to the access, visibility splays, surfacing materials and surface water drainage being attached to any approval. It is therefore considered that the proposal complies with Policy S7 of the Core Strategy and Policy COM 8 of the East Cambridgeshire Local Plan.

Ecology

7.11 The proposed development will result in the loss of a small section of hedge and conifer trees along the front boundary of the site and a section of hedging along the boundary of the formal garden. The Tree Officer raises no objection to the scheme subject to a landscape condition being attached to any approval to include new hedge planting on the boundary with Harry Palmer Close gardens. This would compensate for the proposed loss of the hedge and trees.

Summary

7.12 In summary, the proposed dwelling would be located outside the development envelope for Fordham in the 'countryside' where there is strict control over residential development. The application proposal does not fall within any of the exceptions allowed, and is therefore contrary to development plan policy.

8 APPENDICES

None

<u>Background Documents</u>	<u>Location</u>	<u>Contact Officer(s)</u>
13/00677//FUL	Room No. 011 The Grange Ely	Lesley Westcott Planning Officer 01353 665555 lesley.westcott@eastcambs.gov.uk