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**MAIN CASE**

**Reference No:** 16/00211/RMA

**Proposal:** Approval of the details for reserved matters for Appearance, Landscaping, Scale & Layout of planning application 15/00900/OUT

**Site Address:** Fenlands, 40 Lode Way, Haddenham ,Cambridgeshire CB6 3UL

**Applicant:** Mr & Mrs S Glover & Mr & Mrs D Clark

**Case Officer:** Barbara Greengrass, Senior Planning Officer

**Parish:** Haddenham

**Ward:** Haddenham  
Ward Councillor/s: Councillor Steve Cheetham  
Councillor Mark Hugo  
Councillor Stuart Smith

**Date Received:** 17 February 2016      **Expiry Date:** 17 June 2016

[R8]

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1.0 **RECOMMENDATION**

1.1 Members are requested to REFUSE the application for the following reasons:

- 1.2
1. The proposed development by virtue of its scale and location would amount to a visually intrusive and dominant form of development out of keeping with the established form and character of development in the locality to the detriment of the streetscene and this edge of settlement location. As such it is contrary to Policies ENV 1 and ENV 2 of the East Cambridgeshire Local Plan 2015 and paragraphs 14, 17 and 56 – 68 of the National Planning Policy Framework.
  2. The residential amenities that are currently enjoyed by the occupants of Number 38 adjoining the site would be significantly adversely affected by virtue of the oppressive and overbearing impact of the new built form. As such the proposal conflicts with Policy ENV 2 of the East Cambridgeshire Local Plan 2015 and paragraph 17 of the National Planning Policy Framework.

## 2.0 SUMMARY OF APPLICATION

- 2.1 This is a reserved matters application following the grant of outline planning permission for the erection of two detached houses with garages and outbuildings, following demolition of an existing bungalow. The only matter considered at outline stage was access and this was approved showing provision of two access points, one for each dwelling. The permission showed use of the existing access to the southern end of the site and a new access further north.
- 2.2 Officers expressed concern in respect of the size of the dwellings and an amendment has been submitted showing a reduction in the ridge height from 9.8 metres to 9 metres. A streetscene plan and illustrative sketch have also been submitted, showing the dwellings in relation to adjoining built form.
- 2.3 The dwelling on Plot 1 has a front elevation of 13.5 metres and has a maximum depth of 13.5 metres with a two storey side projection of 5 metres in width and 8 metres in depth, extending to a height of 7.6 metres.
- 2.4 The dwelling on Plot 2 has a front elevation of 15 metres and a maximum depth of 18.8 metres on the southern elevation.
- 2.5 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.eastcambs.gov.uk/online-applications/>. **Alternatively a paper copy is available to view at the East Cambridgeshire District Council offices, in the application file.**
- 2.6 This application has been called to Planning Committee by Cllr Steve Cheetham.

## 3.0 PLANNING HISTORY

### 3.1

15/00900/OUT	Demolition of existing structurally subsiding dwelling and buildings and erection of two detached houses, garages, outbuildings and associated works.	Approved	22.09.2015
15/00900/DISA	To Discharge Condition No. 7 (Bat Survey) No. 8 (Bird/Bat Boxes) for demolition of existing structurally subsiding dwelling and buildings and erection of two detached houses, garages, outbuildings and associated works of decision dated	Conditions discharged	23.11.2015

4.0 THE SITE AND ITS ENVIRONMENT

- 4.1 The site is located on the west side of Lode Way and measures approximately 0.384 hectares. The site is now vacant as the detached bungalow, garage and outbuildings have been demolished. To the north and east of the site are residential properties and to the south and west is agricultural land. The site lies just inside the settlement boundary of Haddenham and forms the last plot on the west of Lode Way at the exit to the south of the village.

5.0 RESPONSES FROM CONSULTEES

- 5.1 Responses were received from the following consultees and these are summarised below. The full responses are available on the Council's web site.

Local Highways Authority – No objection

CCC Growth & Development - No Comments Received

Minerals And Waste Development Control Team - No Comments Received

Senior Trees Officer – the layout requires the removal of a relatively significant Willow tree. I therefore advise that we seek detailed information in relation to the landscaping scheme for the site. If the Willow is to be removed I would expect replacement planting on the boundary of the site to enhance the landscape.

Waste Strategy (ECDC) - No Comments Received

Parish - No concerns

Ward Councillors – Cllr Steve Cheetham confirms that he and his fellow Ward District Councillor Mark Hugo wish to call this application in to enable debate in a wider forum.

- 5.2 Neighbours – a site notice was posted and an advertisement placed in the Cambridge Evening News. 10 neighbouring properties were notified and the responses received are summarised below. One response was received raising concerns about flooding should the ditch at the front of the site be filled in.

6.0 The Planning Policy Context

- 6.1 East Cambridgeshire Local Plan 2015

GROWTH 2	Locational strategy
GROWTH 3	Infrastructure requirements
GROWTH 5	Presumption in favour of sustainable development

HOU 2	Housing density
ENV 1	Landscape and settlement character
ENV 2	Design
ENV 4	Energy efficiency and renewable energy in construction
ENV 7	Biodiversity and geology
ENV 8	Flood risk
ENV 9	Pollution
COM 7	Transport impact
COM 8	Parking provision

## 6.2 Supplementary Planning Documents

Design Guide  
Developer Contributions and Planning Obligations

## 6.3 National Planning Policy Framework 2012

- 6 Delivering a wide choice of high quality homes
- 7 Requiring good design
- 10 Meeting the challenge of climate change, flooding and coastal change
- 11 Conserving and enhancing the natural environment

## 7.0 PLANNING COMMENTS

7.1 The main issues to be considered in determining this application are the principle of development, the impact upon the character of the area and landscape, residential amenity and highway safety.

### 7.2 Principle of Development

The principle of development has been established by the grant of outline planning permission for the erection of two dwellings in 2015, planning reference 15/00900/OUT. The only matter considered at outline stage was access. This application proposes the consideration of the remaining reserved matters, namely appearance, landscaping, layout and scale.

The Council cannot currently demonstrate a robust five year housing supply and therefore the policies within the Local Plan relating to the supply of housing should not be considered up-to-date. In light of this, applications for housing development, such as this one, should be considered in the context of the presumption in favour of sustainable development as set out in the National Planning Policy Framework (NPPF).

This application is for the replacement of 1 dwelling and 1 additional dwelling so would go some way to address the five year housing supply shortfall. The benefit of this development is therefore the contribution it would make in terms of housing supply within the District as a whole as well as the economic benefits of construction and additional population to support local businesses.

The key considerations in determining this application are therefore: whether any adverse impacts would significantly and demonstrably outweigh the benefits of the development, as set out above, when assessed against the policies in the NPPF taken as a whole and against the policies within the Local Plan which do not specifically relate to the supply of housing; or, whether any specific policies within the NPPF indicate that the development should be restricted.

### 7.3 Impact upon the character of the area and the landscape.

The submitted plans show the provision of two substantial detached two storey dwellings both with garaging to the front, one in the form of a triple carport and one with a double garage and plant room with accommodation above. As stated above amendments were sought to reduce the size of the dwellings and a marginal reduction has been made to the ridge height. Both dwellings are 9 metres in height to the ridge comprising a modern design with front projecting gables.

Plot 1 to the north includes provision of a two storey side projection set back from the main elevation. The main elevation is 13.5 metres wide and a maximum of 13.5 metres in depth with the side projection extending to a height of 7.6 metres. To give some idea of scale, the height of the side projection is comparable to that of many two storey dwellings.

Plot 2, to the south has a front elevation of 15 metres in width and a maximum depth of 18.8 metres on the south elevation.

Both dwellings are therefore substantial in scale, both in terms of their height and overall bulk. Whilst it is appreciated that the site area itself can accommodate larger dwellings without appearing overdeveloped, the sheer scale of the dwellings will appear out of scale and character with the surroundings. It is also accepted that there are other dwellings on Lode Way, further north which are fairly large, but the size of the dwellings proposed on this site are significantly larger than these, such that they would appear incongruous. The height of these dwellings at 9 metres and the depth of the gables are both well in excess of those in the vicinity of the site. The sheer bulk is exacerbated by the fact that the wide side elevation of Plot 2, at 16.8m, will be clearly visible when approaching the site along the highway, from a southerly direction. This is an open edge of settlement location and it is considered that this impact will significantly and demonstrably harm views into the settlement of Haddenham and the landscape and settlement character.

In addition, the two storey side projection of Plot 1 sits alongside a bungalow which has a very low ridge height. Although the side projection is set 3 metres away from the boundary, having a height of 7.6 metres means it will have a dominating appearance when viewed from the street. This further adds to the harm caused by these dwellings in the streetscene and on the wider landscape.

Notwithstanding the harm caused by the size of the dwellings themselves, the garage elements, due to their siting at the front of the site and their scale, will further harm the character of the area, as they will also appear out of scale and character in the streetscene. The Councils Design Guide SPD discourages the siting of garages to the front of dwellings. Whilst it is acknowledged that there are some

garages in existence further to the north on Lode Way, these do not form part of the streetscene in the vicinity of the site and they are substantially smaller in size. In addition no two sites are exactly the same, as the carport on Plot 1, being 5.7 metres high will again dwarf the small scale of the bungalow next door, as it will sit alongside it and project further forward into the street. In fact the illustrative sketch provided in support of the application shows that it will dominate the bungalow in terms of its bulk and siting.

The visual impact and dominance of the garage on Plot 2 is even greater as it has accommodation in the roof, giving it an overall height of 7.3 metres, comparable to a two storey dwelling, so it will appear visually intrusive and dominant in the streetscene.

It should be noted that Officers have suggested the dwellings be substantially reduced in size and have tried to work with the applicants to achieve an acceptable design solution for the site. This has included a site meeting and suggestions as to how the impact could be reduced without losing a lot of floor space and how the scheme could be made acceptable. The applicants have been unwilling to make the necessary changes to overcome Officers concerns.

Given all of the above, the proposal conflicts with Policy ENV 1 of the East Cambridgeshire Local Plan 2015 as this seeks to protect landscape and settlement character and in particular, respect views into and out of settlements, settlement edges and their wider landscape setting. The Policy also states that development proposals should demonstrate that their location, scale, form, design, materials and structural landscaping will create positive, complementary relationships with existing development and will protect, conserve and where possible enhance the area. For the reasons set out above it is considered that this development proposal does not accord with this requirement of the Policy and will give rise to substantial and demonstrable harm to the visual amenities of the area.

Policy ENV 2 also seeks to protect important views into and out of settlements but also to ensure that the location, layout, scale, form, massing, material and colour of buildings relate sympathetically to the surrounding area as well as creating quality new schemes in their own right. For the reasons set out above this proposal does not meet the requirements of this Policy, but in addition the materials proposed are of a colour which is not characteristic of other properties in this part of Lode Way, which are predominantly dark roof materials and buff/cream coloured bricks. The proposal is to use a red brick with red roof materials. These materials will only serve to enhance the inappropriateness of the development in this location as they would not assist in the assimilation of the development into its surroundings. However, the materials could be dealt with by way of a condition.

#### 7.4 Residential amenity

It is considered that sufficient amenity space can be provided on these plots for the future occupiers in accordance with the Design Guide SPD. However, it is considered that the residential amenities of the occupiers of the bungalow will be adversely affected by the dwelling on Plot 1, given the close proximity of two storey built form to a number of windows on the side elevation of the bungalow. Although

there is an existing 1.8 metre high fence along this boundary, the close proximity of the two storey built form will give rise to an overbearing and oppressive impact on the occupiers of the bungalow, further exacerbated by the fact that this is the southerly aspect to that bungalow.

In addition, there will be a harmful impact on the residents of the bungalow due to the siting of the carport to the front of the site adjacent to the front elevation window of the bungalow and rising to a height of 5.7 metres. The proposal therefore conflicts with Policy ENV 2 which seeks to protect residential amenity.

#### 7.5 Highway safety

Access provision was determined as part of the outline planning permission and the County Highway Authority have raised no objection. In terms of the internal arrangements there is sufficient parking space and on site manoeuvring space so as not to cause any danger to highway safety. The proposal therefore accords with Policies COM 7 and COM 8 of the Local Plan.

#### 7.6 Planning balance

The proposal provides for two additional dwellings with outline planning permission, contributing to the Councils housing provision, construction would provide some short term economic benefits and there is no harm to highway safety.

However, this is outweighed by the significant and demonstrable harm caused to the character of the streetscene and the landscape and settlement character and views into and out of the settlement of Haddenham, together with the harm caused to the residential amenities of the occupiers of the bungalow to the north.

<b><u>Background Documents</u></b>	<b><u>Location</u></b>	<b><u>Contact Officer(s)</u></b>
16/00211/RMA	Barbara Greengrass Room No. 011 The Grange	Barbara Greengrass Senior Planning Officer
15/00900/OUT 15/00900/DISA	Ely	01353 616240 barbara.greengrass @eastcambs.gov.uk

National Planning Policy Framework -

[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/6077/2116950.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf)

East Cambridgeshire Local Plan 2015 -

<http://www.eastcambs.gov.uk/sites/default/files/Local%20Plan%20April%202015%20-%20front%20cover%20and%20inside%20front%20cover.pdf>