
Case No: 1101037FUL (FULL PLANNING APPLICATION)

Proposal: REPLACEMENT DWELLING

Location: ROSE COTTAGE PUDDOCK ROAD

Applicant: MR AND MRS T W LUMLEY

Grid Ref: 531719 282499

Date of Registration: 15.06.2011

Parish: WARBOYS

RECOMMENDATION - REFUSE

1. UPDATE

- 1.1 Determination of this application was deferred at the 17th October 2011 DMP meeting to enable the agent to provide evidence of the size of the dwelling as it stood in 1948 (the original dwelling for the purposes of the General Permitted Development Order) and for the applicant to consider reducing the size of the proposed residential curtilage. The previous report to the October meeting is attached.

2 ORIGINAL DWELLING

- 2.1 The position still remains somewhat unclear as the agent has not provided any evidence of the dwelling as it stood in 1948. Based on a plan from 1924 it is however accepted, on the balance of probability, that the extensions shown in red on the plan submitted by the agent (attached) would be permitted development. This is likely to be a theoretical rather than realistic fall-back position because, as stated in the previous officer report, the reported ground conditions mean that the erection of any further extension/s would seem unlikely. This fall-back position should therefore be given limited weight.
- 2.2 The following table details some of the key comparative dimensions of the existing dwelling, the existing dwelling with permitted development extensions and the proposed dwelling.

	Existing dwelling	Existing dwelling with permitted development extensions	Proposed dwelling
Footprint	79 sq m	121 sq m	197 sq m
Floor area	136 sq m	203 sq m	306 sq m
Ridge height	6.4m	6.4m	8.5m (added to which should be the proposed 1.5m raising of the ground level)
Main two-storey element	7.75m	10.75m	14.9m

- 2.3 As discussed at the last DMP meeting, the design of a dwelling can disguise or exacerbate its apparent size. The figures above can however be used as part of the assessment of the comparative impacts of the dwellings. The location of the proposed dwelling and the proposed curtilage also need to be considered in assessing the overall impact.

3. SITE AREA/CURTILAGE

- 3.1 An amended site layout plan has been received (copy attached) which shows the site divided into four 'quarters' and the north, east and west 'quarters' of the site as paddocks. A condition could be attached to any permission stating that these three 'quarters' shall only be used as paddocks and are not part of the residential curtilage, but the proposed curtilage would still be some 5 times larger than the curtilage of the existing dwelling.

4. CONCLUSION

- 4.1 Taking all the information into account, including permitted development (albeit that ground conditions mean this is likely to be more a theoretical rather than realistic fall-back position), and the reduced size of the proposed residential curtilage, it is still considered that the proposal does not comply with the policies relating to the erection of replacement dwellings in the countryside in that it will extend built development onto an otherwise undeveloped site, and will significantly increase the scale and bulk of the original building and hence its impact on the surrounding countryside. The impact of the development would be exacerbated by the need to build up the site level.

If you would like a translation of this document, a large text version or an audio version, please contact us on 01480 388388 and we will try to accommodate your needs.

8. RECOMMENDATION – REFUSE for the following reason;

- 8.1 The proposal would be contrary to the provisions of policies H27 and En25 of the Huntingdonshire Local Plan 1995, and policies E1 and E5 of the Development Management DPD Proposed Submission 2010 in that the development, by reason of its form, bulk and massing would not adequately respect or reflect the scale and nature of the dwelling it is intended to replace and would, thereby, result in an over-dominant feature which would be detrimental to, and have an adverse impact on, the open character and rural appearance of the site and the area in general. The proposed finished floor level would only exacerbate the impact of the proposed building on the character and appearance of the countryside. The proposal would degrade the rural character of this section of Puddock Road by extending the amount of built up development and residential curtilage, and the form of the proposal has not demonstrated that it has adequately responded to the character or historic pattern of built development in the locality.

CONTACT OFFICER:

Enquiries about this report to **David Hincks Development Management Officer 01480 388406**

Case No: 1101037FUL (FULL PLANNING APPLICATION)

Proposal: REPLACEMENT DWELLING

Location: ROSE COTTAGE PUDDOCK ROAD

Applicant: MR AND MRS T W LUMLEY

Grid Ref: 531719 282499

Date of Registration: 15.06.2011

Parish: WARBOYS

RECOMMENDATION - REFUSE

1. UPDATE

- 1.1 Determination of this application was deferred at the 17th October 2011 DMP meeting to enable the agent to provide evidence of the size of the dwelling as it stood in 1948 (the original dwelling for the purposes of the General Permitted Development Order) and for the applicant to consider reducing the size of the proposed residential curtilage.

2 ORIGINAL DWELLING

- 2.1 The position still remains somewhat unclear as the agent has not provided any evidence of the dwelling as it stood in 1948. Based on a plan from 1924 it is however accepted, on the balance of probability, that the extensions shown in red on the plan submitted by the agent (attached) would be permitted development. This is likely to be a theoretical rather than realistic fall-back position because, as stated in the previous officer report, the reported ground conditions mean that the erection of any further extension/s would seem unlikely. This fall-back position should therefore be given limited weight.
- 2.2 The following table details some of the key comparative dimensions of the existing dwelling, the existing dwelling with permitted development extensions and the proposed dwelling.

	Existing dwelling	Existing dwelling with permitted development extensions	Proposed dwelling
Footprint	79 sq m	121 sq m	197 sq m
Floor area	136 sq m	203 sq m	306 sq m
Ridge height	6.4m	6.4m	8.5m (added to which should be the proposed 1.5m raising of the ground level)
Main two-storey element	7.75m	10.75m	14.9m

- 2.3 As discussed at the last DMP meeting, the design of a dwelling can disguise or exacerbate its apparent size. The figures above can however be used as part of the assessment of the comparative impacts of the dwellings. The location of the proposed dwelling and the proposed curtilage also need to be considered in assessing the overall impact.

3. SITE AREA/CURTILAGE

- 3.1 An amended site layout plan has been received which shows the site divided into four 'quarters' and the north, east and west 'quarters' of the site as paddocks. A condition could be attached to any permission stating that these three 'quarters' shall only be used as paddocks and are not part of the residential curtilage, but the proposed curtilage would still be some 5 times larger than the curtilage of the existing dwelling.

4. CONCLUSION

- 4.1 Taking all the information into account, including permitted development (albeit that ground conditions mean this is likely to be more a theoretical rather than realistic fall-back position), and the reduced size of the proposed residential curtilage, it is still considered that the proposal does not comply with the policies relating to the erection of replacement dwellings in the countryside in that it will extend built development onto an otherwise undeveloped site, and will significantly increase the scale and bulk of the original building and hence its impact on the surrounding countryside. The impact of the development would be exacerbated by the need to build up the site level.

If you would like a translation of this document, a large text version or an audio version, please contact us on 01480 388388 and we will try to accommodate your needs.

8. RECOMMENDATION – REFUSE for the following reason;

- 8.1 The proposal would be contrary to the provisions of policies H27 and En25 of the Huntingdonshire Local Plan 1995, and policies E1 and E5 of the Development Management DPD Proposed Submission 2010 in that the development, by reason of its form, bulk and massing would not adequately respect or reflect the scale and nature of the dwelling it is intended to replace and would, thereby, result in an over-dominant feature which would be detrimental to, and have an adverse impact on, the open character and rural appearance of the site and the area in general. The proposed finished floor level would only exacerbate the impact of the proposed building on the character and appearance of the countryside. The proposal would degrade the rural character of this section of Puddock Road by extending the amount of built up development and residential curtilage, and the form of the proposal has not demonstrated that it has adequately responded to the character or historic pattern of built development in the locality.

CONTACT OFFICER:

Enquiries about this report to **David Hincks Development Management Officer 01480 388406**

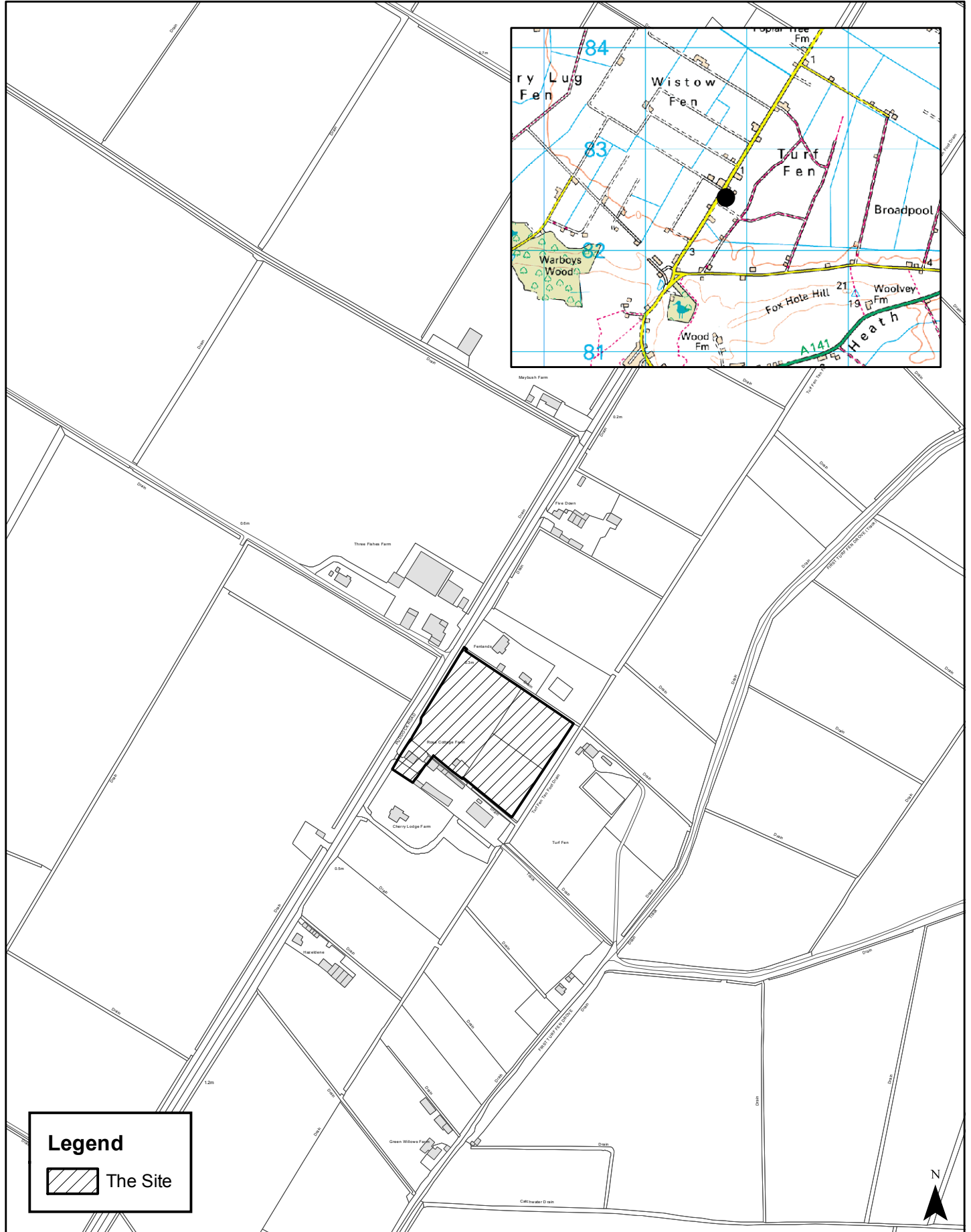
Development Management Panel

Application Ref: 1101037FUL

Location: Warboys

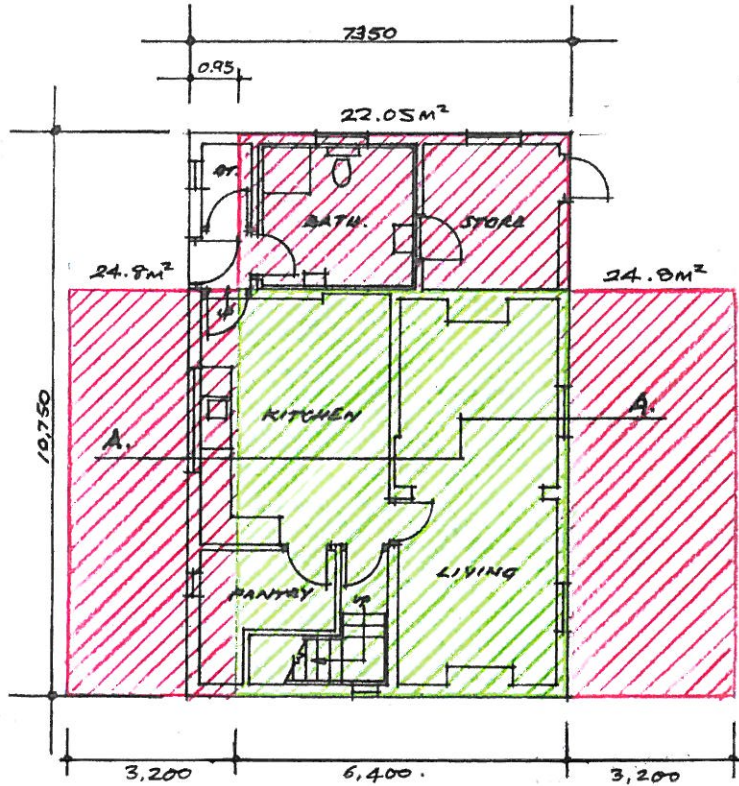


Reproduced from the Ordnance Survey Mapping with the permission of the Controller of Her Majesty's Stationery Office (C) Crown Copyright
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. HDC 100022322

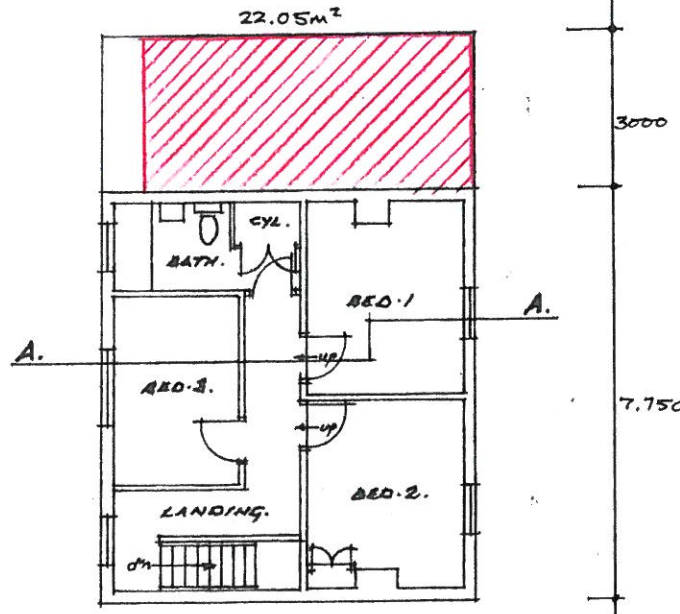


Scale: 1:5000

PLAN 2. ROSE COTTAGE, WARBOYS - CALL NOTIONS FOR PERMITTED DEVELOPMENT



GROUND FLOOR PLAN.



FIRST FLOOR PLAN.

AREAS: (Overall External Walls).

ROSE COTTAGE:

GROUND FLOOR: $10750 \times 7350 = 79.01$

FIRST FLOOR: $7.350 \times 7.800 = 57.33$

TOTAL AREA: 136.34 M²

OUTBUILDINGS:

GARAGE/STORE: $7.00 \times 3.100 = 21.70$

STORE N^o 1. $4.700 \times 2.000 = 9.40$

STORE N^o 2. $2.700 \times 1.900 = 5.13$

STABLES: $5.000 \times 4.400 = 22.00$

TOTAL AREA: 58.23 M²

SINGLE STOREY (NORTH & SOUTH) 49.6 M²

TWO STOREY (REAR) 44.1 M²

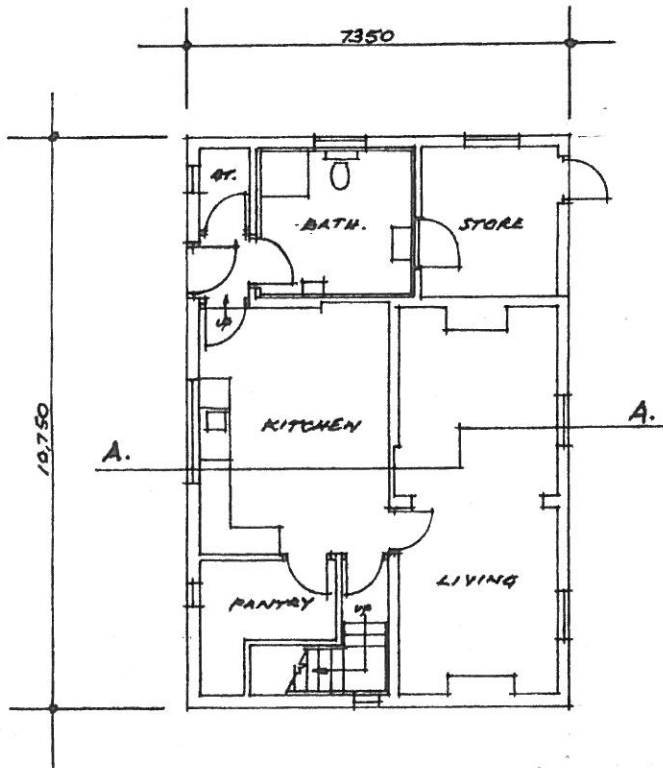
TOTAL P.D. 93.7 M²

LESS (NOT ORIGINAL) 26.56 M²

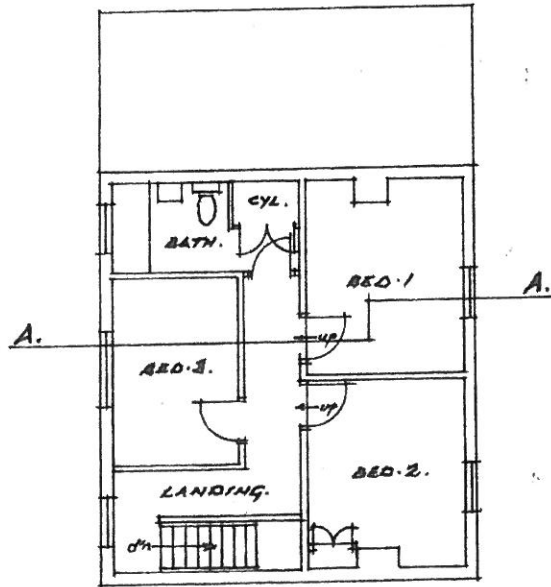
TOTAL SIZE WITH P.D. 203.48 M²

TOTAL WITH OUTBUILDINGS 261.71

PLAN 1.



GROUND FLOOR PLAN.



FIRST FLOOR PLAN.

AREAS: (Overall External walls).

ROSE COTTAGE:

GROUND FLOOR: $10750 \times 7350 = 79.01$

FIRST FLOOR: $7.350 \times 7.800 = 57.33$

TOTAL AREA: 136.34 M²

OUTBUILDINGS:

GARAGE/STORE: $7.00 \times 3.100 = 21.70$

STORE N^o 1. $4.700 \times 2.000 = 9.40$

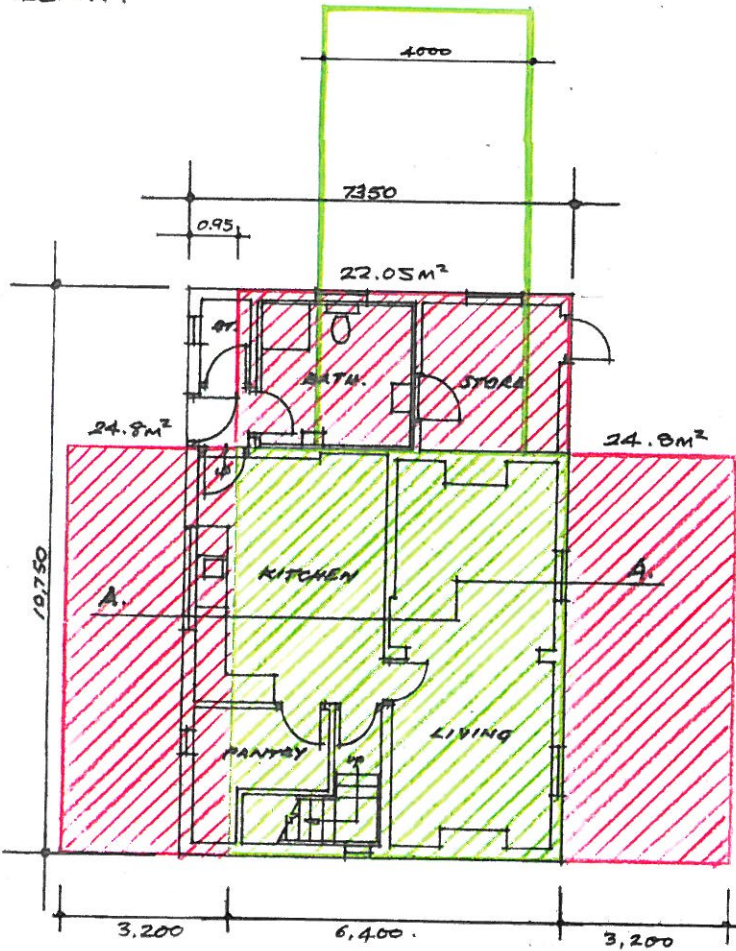
STORE N^o 2. $2.700 \times 1.900 = 5.13$

STABLES: $5.000 \times 4.400 = 22.00$

TOTAL AREA: 58.23 M²

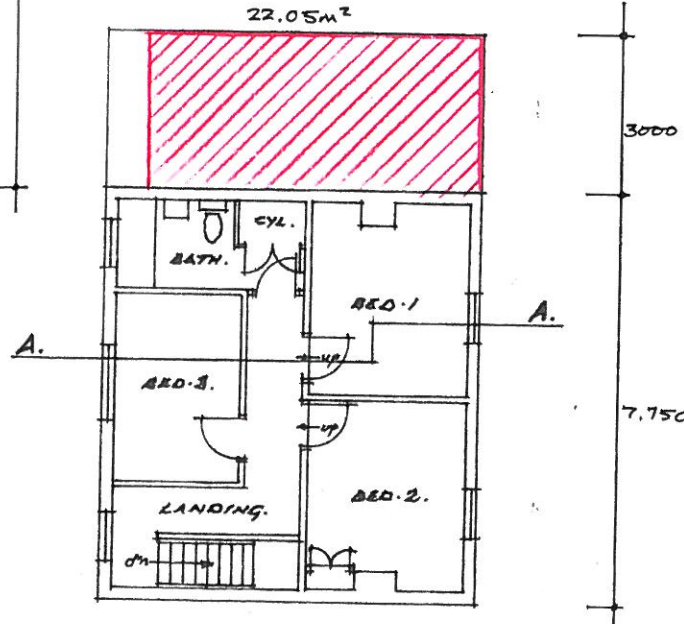
PLAN 2. ROSE COTTAGE, WARBOYS - CALCULATIONS FOR PERMITTED DEVELOPMENT.

REV. A.



GROUND FLOOR PLAN.

ORIGINAL DWELLING (I.E GREEN HATCH (TWO STOREY) & GREEN OUTLINE (SINGLE STOREY)).
 FOOTPRINT. — 83.6 m²
 FLOOR AREA. — 133.2 m²



FIRST FLOOR PLAN.

AREAS: (Overall External Walls).

ROSE COTTAGE:

GROUND FLOOR: 10.750 x 7.350 = 79.01

FIRST FLOOR: 7.350 x 7.800 = 57.53

TOTAL AREA: 136.54 m²

OUTBUILDINGS:

GARAGE/STORE: 7.00 x 3.100 = 21.70

STORE N°1. 4.700 x 2.000 = 9.40

STORE N°2. 2.700 x 1.900 = 5.13

STABLES: 5.000 x 4.400 = 22.00

TOTAL AREA: 58.23 m²

SINGLE STOREY (NORTH & SOUTH) 49.6 m²

TWO STOREY (DEAR) 44.1 m²

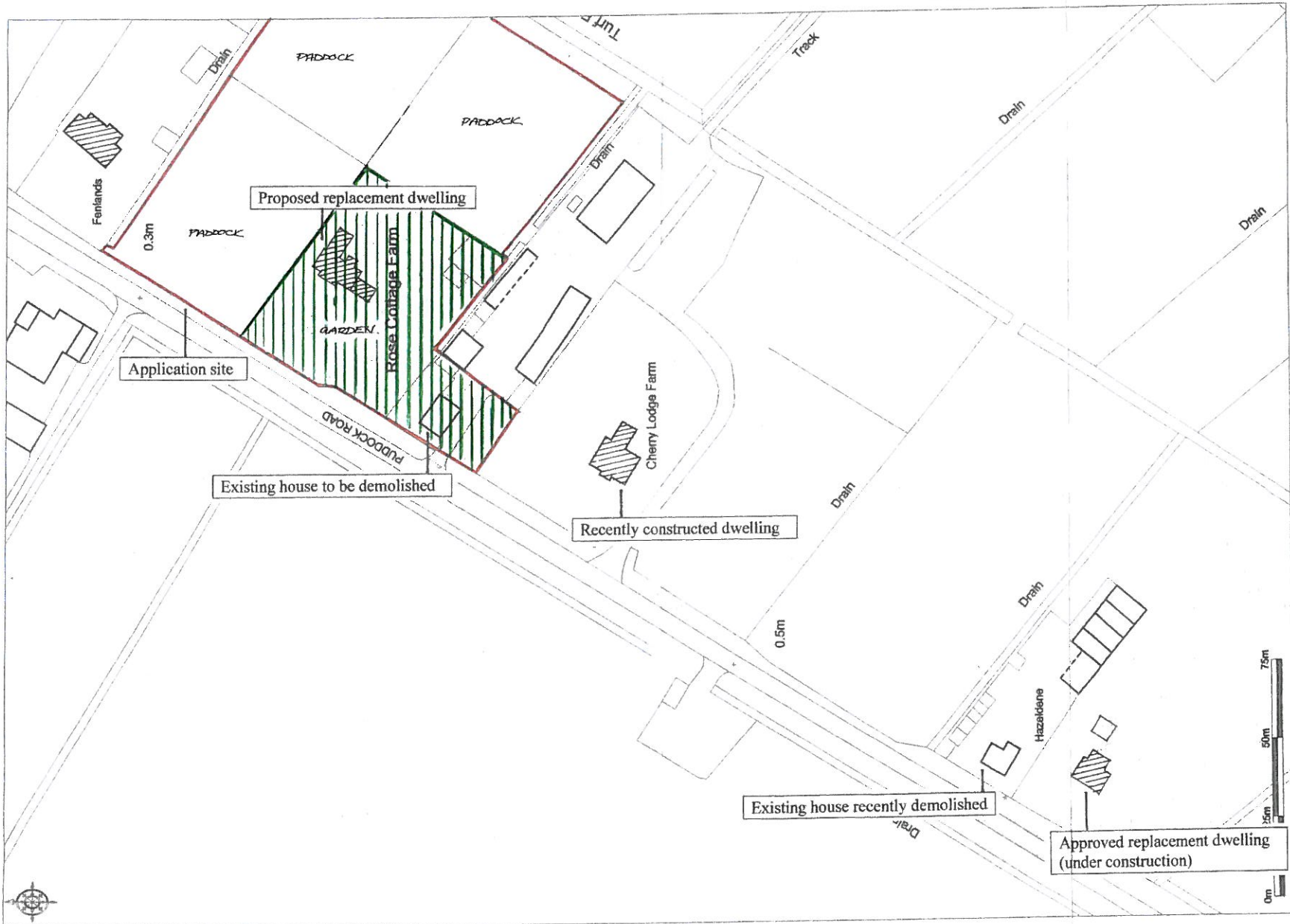
TOTAL P.D. 93.7 m²

LESS (INT ORIGINAL) 26.56 m²

TOTAL SIZE WITH P.D. 203.48 m²

TOTAL WITH OUTBUILDINGS 261.71

SITE LOCATION PLAN 1:1250



Ordnance Survey © Crown Copyright 2011. All rights reserved.
License number 100016147 Printed under Licence 11258



'FENLANDS'

Paddock.

Paddock.

Paddock.

GARDEN.

Existing stables to be demolished

Existing outbuildings to be demolished

'CHERRY LODGE FARM'

TR B - OCT 11 - GARDEN/PADDOCKS.

PROPOSED NEW DWELLING
PUDDOCK ROAD,
WARBOYS, CAMBS.

FOR MR & MRS T. M. LUMLEY.

Existing Access to be improved

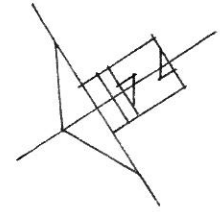
26 M.

Rose Cottage to be demolished

Existing Access to be closed off

PUDDOCK ROAD.

to Warboys centre



AMENDED
BLOCK PLAN.

Scale: 1:500
Drawn:
Date: May 2011
Dwg No TR B/A

GREEN PAPERS FOLLOW

Case No: 1101037FUL (FULL PLANNING APPLICATION)**Proposal: REPLACEMENT DWELLING****Location: ROSE COTTAGE PUDDOCK ROAD****Applicant: MR AND MRS T W LUMLEY****Grid Ref: 531719 282499****Date of Registration: 15.06.2011****Parish: WARBOYS**

RECOMMENDATION - REFUSE**1 DESCRIPTION OF SITE AND APPLICATION**

- 1.1 Determination of this application was deferred prior to consideration by Members at the 19th September 2011 DMP meeting to enable issues in relation to flood risk and the visual impact of flood risk mitigation measures to be assessed prior to consideration of the application by the Panel.
- 1.2 This is a revised proposal for the erection of a dwelling on this site. The first application (1100353FUL), for a larger dwelling, was refused under the Delegated Procedure on the 26th May 2011. This application was the subject of an appeal but this has been withdrawn.
- 1.3 This site is located in the open countryside approximately 3km north east of Warboys. The site is part of a much larger field, which is grassed at present although the aerial photographs suggest that it has been cultivated in the recent past. The land is level and the boundary with the road is largely open. There is mixed screening along the other boundaries although this tends to be rather patchy. Puddock Road adjoins the north western boundary of the site. There is a dwelling at the southern end of the site (Rose Cottage), together with a separate farm, and a dwelling to the north. Built development in the vicinity is scattered and the majority of the land is in agricultural use.
- 1.4 The proposal is to demolish Rose Cottage, and to erect a replacement dwelling on the open field to the north of this property. The main part of the dwelling will be two storey and will measure 14.9m by 7.3m. At the rear of this will be a single storey section containing the sitting room, and measuring 8.5m by 5.85m. A second single storey extension will be on the south western gable of the building and will measure 6.9m by 4.7m. The maximum ridge height of the building will be 8.5m. with the single storey sections having a ridge height of 5m. The main building will be of brick construction but the single storey sections will have a brick plinth with horizontal timber cladding. The roofs will have a pantile covering. The design is intended to give the building the appearance of a "barn" despite the fact that there are few such structures in the

immediate vicinity. A new access will be provided from Puddock Road. The application was accompanied by an initial Flood Risk Assessment and this was revised in July.

- 1.5 The site is in the open countryside and Puddock Road is classified (C117). The land is liable to flood.

2 NATIONAL GUIDANCE

- 2.1 **PPS1** – Delivering Sustainable Development (2005) contains advice on the operation of the plan-led system.
- 2.2 **PPS3** – “Housing” (2011) sets out how the planning system supports the growth of housing completions needed in England.
- 2.3 **PPS7** – Sustainable development in rural areas (2004). Sets out the Government’s planning policies for rural areas, including country towns and villages and the wider, largely undeveloped countryside up to the fringes of larger urban areas.
- 2.4 **PPS25** – Development and Flood Risk (2010) sets out Government policy on development and flood risk. Its aims are to ensure that flood risk is taken into account at all stages in the planning process to avoid inappropriate development in areas at risk of flooding, and to direct development away from areas of highest risk. Where new development is, exceptionally, necessary in such areas, policy aims to make it safe, without increasing flood risk elsewhere, and, where possible, reducing flood risk overall.
- 2.5 **Draft National Planning Policy Framework: Consultation (2011)** - sets out the Government’s key economic, social and environmental objectives and the planning policies to deliver them. The intention is that these policies will provide local communities with the tools they need to energise their local economies, meet housing needs, plan for a low-carbon future and protect the environmental and cultural landscapes that they value. It seeks to free communities from unnecessarily prescriptive central government policies, empowering local councils to deliver innovative solutions that work for their local area.

For full details visit the government website <http://www.communities.gov.uk> and follow the links to planning, Building and Environment, Planning, Planning Policy.

3 PLANNING POLICIES

Further information on the role of planning policies in deciding planning applications can also be found at the following website: <http://www.communities.gov.uk> then follow links Planning, Building and Environment, Planning, Planning Information and Guidance, Planning Guidance and Advice and then Creating and Better Place to Live

- 3.1 **East of England Plan - Revision to the Regional Spatial Strategy (May 2008)** Policies viewable at <http://www.go-east.gov.uk> then follow links to Planning, Regional Planning then Related Documents

- **SS1:** “Achieving Sustainable Development” – the strategy seeks to bring about sustainable development by applying the guiding principles of the UK Sustainable Development Strategy 2005 and the elements contributing to the creation of sustainable communities described in Sustainable Communities: Homes for All.
 - **ENV7** Quality in the Built Environment – requires new development to be of a high quality which complements the distinctive character and best qualities of the local area and promotes urban renaissance and regeneration.
- 3.2 **Cambridgeshire and Peterborough Structure Plan (2003)** Saved policies from the Cambridgeshire and Peterborough Structure Plan 2003 are relevant and viewable at <http://www.cambridgeshire.gov.uk> follow the links to environment, planning, planning policy and Structure Plan 2003.
- None relevant
- 3.3 **Huntingdonshire Local Plan (1995)** Saved policies from the Huntingdonshire Local Plan 1995 are relevant and viewable at www.huntingdonshire.gov.uk/localplan95
- **H23** Outside Settlements - general presumption against housing development outside environmental limits with the exception of specific dwellings required for the efficient management of agriculture, forestry and horticulture.
 - **H27** replacement dwellings in the country may be acceptable provide that proposals only involve modest changes in building size, are of good design, well related to their setting and do not create or perpetuate a traffic hazard.
 - **H31** Residential privacy and amenity standards” – indicates that new dwellings will only be permitted where appropriate standards of privacy can be maintained and adequate parking provided.
 - **H32** “Sub-division of large curtilages” states that support will be offered only where the resultant dwelling and its curtilage are of a size and form sympathetic to the locality.
 - **En17** “Development in the countryside” – development in the countryside will be restricted to that which is essential to the efficient operation of local agriculture, horticulture, forestry, permitted mineral extraction, outdoor recreation or public utility services.
 - **En25** “General Design Criteria” – indicates that the District Council will expect new development to respect the scale, form, materials and design of established buildings in the locality and make provision for landscaping and amenity areas.
 - **CS8** “water” – satisfactory arrangement for the availability of water supply, sewerage and sewage disposal facilities, surface

water runoff facilities and provision for land drainage will be required.

- **CS9** Flooding. The Council will normally refuse development proposals that prejudice schemes for flood water management.

3.5 **Huntingdonshire Local Plan Alterations (2002)** Saved policies from the Huntingdon Local Plan Alterations 2002 are relevant and viewable at www.huntingdonshire.gov.uk/localplan - Then click on "Local Plan Alteration (2002)

- **HL5** Quality and Density of Development - sets out the criteria to take into account in assessing whether a proposal represents a good design and layout.

3.6 **Policies from the Adopted Huntingdonshire Local Development Framework Core Strategy 2009** are relevant and viewable at <http://www.huntsdc.gov.uk> click on Environment and Planning then click on Planning then click on Planning Policy and then click on Core Strategy where there is a link to the Adopted Core Strategy.

- **CS1:** "Sustainable development in Huntingdonshire" – all development will contribute to the pursuit of sustainable development, having regard to social, environmental and economic issues. All aspects will be considered, including design, implementation and function of development.
- **CS3:** "The Settlement Hierarchy" – states that any areas not specifically identified are classed as part of the countryside, where development will be strictly limited to that which has essential need to be located in the countryside.

3.7 **Policies from the Development Management DPD: Proposed Submission 2010** are relevant.

- **C1:** "Sustainable Design" – development proposals should take account of the predicted impact of climate change over the expected lifetime of the development.
- **C5:** "Flood Risk and Water Management" – development proposals should include suitable flood protection / mitigation to not increase risk of flooding elsewhere. Sustainable drainage systems should be used where technically feasible. There should be no adverse impact on or risk to quantity or quality of water resources.
- **E1** "Development Context" – development proposals shall demonstrate consideration of the character and appearance of the surrounding environment and the potential impact of the proposal.
- **E10:** "Parking Provision" – car and cycle parking should accord with the levels and layout requirements set out in Appendix 1 'Parking Provision'. Adequate vehicle and cycle parking facilities shall be provided to serve the needs of the development.

- **H5:** “Homes in the Countryside” proposals to alter, extend or replace existing dwellings should not: a. significantly increase the height or massing of the dwelling, subject to the need to provide satisfactory living conditions; b. significantly increase the impact on the surrounding countryside; and entail development where only the site of the previous dwelling exists or the previous dwelling has been abandoned.
- **H7:** “Amenity” – development proposals should safeguard the living conditions for residents and people occupying adjoining or nearby properties.
- **P7:** “Development in the Countryside” – development in the countryside is restricted to those listed within the given criteria:
 - a.. essential operational development for agriculture, horticulture or forestry, outdoor recreation, equine-related activities, allocated mineral extraction or waste management facilities, infrastructure provision and national defence;
 - b. development required for new or existing outdoor leisure and recreation where a countryside location is justified;
 - c. renewable energy generation schemes;
 - d. conservation or enhancement of specific features or sites of heritage or biodiversity value;
 - e. the alteration, replacement, extension or change of use of existing buildings in accordance with other policies of the LDF;
 - f. the erection or extension of outbuildings ancillary or incidental to existing dwellings;
 - g. sites allocated for particular purposes in other Development Plan Documents.

3.8 The SPD Design Guide is a material consideration.

4. **PLANNING HISTORY**

4.1 1100353FUL. Erection of replacement dwelling.
Refused 26th May 2011. Appeal withdrawn.

5. **CONSULTATIONS**

5.1 **Warboys Parish Council – Approve** (copy attached).

5.2 **Environment Agency** – development should not be affected by flooding from the nearest designated main river (Bury Brook).The revised FRA is acceptable and a condition is recommended regarding the proposed floor level, setting this at 150mm above the height of the adjoining carriageway at 0.4m above Ordnance Datum.

5.3 Environmental Health Officer – ground gas risk assessment recommended.

5.4 Middle Level Commissioners – no objections

6. REPRESENTATIONS

6.1 Neighbours – one letter has been received. The writer supports the proposal and is of the view that the development is a large improvement over the existing dwelling.

7. SUMMARY OF ISSUES

7.1 The issues in this case relate to the principle of the development, the impact of the development on the character and appearance of the locality, the impact on neighbours, highway considerations and flooding.

The principle of the development.

7.2 This site is in the open countryside for the purposes of the Development Plan and emerging planning guidance. The relevant policies are restrictive and will generally only permit development which has an essential need to be in a rural location. The specific categories of development which are appropriate in the countryside are given in policy P7. The applicant is not arguing that the development is required for one of the permitted exceptions.

7.3 The erection of replacement dwellings in the countryside may be acceptable subject to a number of caveats. These are itemised in policies H27 and H5.

7.4 There are no objections to the demolition of the existing dwelling per se as it is of no great merit, although it is not untypical, in its form, design and scale, of many agricultural dwellings built in the area over a period of many years. This is not necessarily a reason to retain the building in principle, but any replacement should be subject to the parameters set down in policies H27 and H5 above. The building appears to be in poor condition, and there is evidence of cracking in a number of the areas. The single storey rear extension seems to be parting company from the main structure. The application has been accompanied by a structural report which concludes that the building has suffered from excessive settlement and distortion, due to inadequate foundations, and the differential effects of the later additions. The building will continue to deteriorate, and, without proper foundations, there is no case to support its repair and refurbishment. Due to poor ground conditions on the site and in the general vicinity of the road, the structural engineer has recommended that any new dwelling be moved away from the road and the footprint of the original building.

7.5 In principle, the proposal can be seen as an exception to the policies of restraint relating to development in the countryside, and this type of application is specifically referred to in paragraph (e) of policy P7. Note however, that this exception is tempered by the phrase “in accordance with other policies in the LDF”.

The impact of the development on the character of the area.

7.6 The determining policies in respect of this issue are H27 of the HLP 1995, and policy H5 of the DMDDP. Both policies contain similar

provisions relating to the scale of new development which would be acceptable in the countryside, and, in respect of this proposal, can be summarised as follows:-

1. The new dwelling should not significantly increase the height and mass of the original dwelling.
2. The new dwelling should not increase the impact of the original dwelling on the surrounding countryside
3. The dwelling should be of good design and well related to its setting
4. The development should not create or perpetuate a traffic hazard.

7.7 In this case, the present dwelling has ground coverage of approximately 79 sq.m., added to which should be a further 36 sq.m. of garages and stores (a total of 115 sq.m.). By comparison, the proposed dwelling will have a ground coverage of 190.9 sq.m., an increase of 66%, or 140% if only the existing dwelling is included. A substantial portion of the proposed dwelling will have two storeys, whereas the 36 sq.m. of garages and stores of the original dwelling are small scale, single storey buildings only. The maximum ridge height of the proposed building will be 8.5m compared with the 6.4 m of the original building and the main two storey element of the new dwelling will be 14.9m long, compared with 8m of the original. Other comparison can be drawn, but, on the basis of the figures quoted above, the degree of increase in both the ground coverage and bulk of the building, can only lead to the conclusion that the changes proposed to the scale of the original building are not “modest” as required by policy H27, and are “significant” when assessed against policy H5. On the basis of this comparison, the proposal clearly fails to meet the tests of policies H27 and H5.

7.8 A second requirement of the two policies quoted above is that any proposal should be well related to its setting, and should not significantly increase the impact of the original dwelling on the surrounding countryside. The proposal fails to meet either of these criteria. The proposal as submitted will extend built development onto an otherwise undeveloped field and will lead to a greater proliferation of development along the road. The increased amount of development (and the domestication of the proposed 1.46 hectare site which will inevitably follow the proposal) will have an adverse impact on the rural character of the site and the area as a whole. The building itself, by reason of its scale and bulk when compared with the original dwelling, will result in an over-dominant feature on the site, which will have a significant impact on the overall character of the area and which will degrade the rural amenities of the locality.

7.9 It should be noted that, from information provided in the revised Flood Risk Assessment, when combined with the E.A.’s recommended finished floor level, the floor level of the building should be set at 150mm above the present level of Puddock Road, i.e. 0.4m. above Ordnance Datum. However, the ground level in the vicinity of the proposed dwelling is -1.11m, and thus the new building would have to be raised approximately 1.5m above the present site level if the recommended floor level is to be achieved. This level increase is significant and will exacerbate the impact of the proposed building on the character and appearance of the countryside.

- 7.10 A Structural Report prepared for the applicant recommends that the replacement dwelling is moved away from the road and the footprint of the original dwelling. These comments regarding the problems of building on the existing site are noted and it is accepted that a replacement dwelling would not necessarily have to be built on the footprint of the existing dwelling. However, this does not provide justification to agree to a proposal which is so clearly contrary to policy and, being some 40m from the site of the existing dwelling, represents such an unacceptable extension of built development onto undeveloped land along Puddock Road.
- 7.11 There is no overriding theme to the design of buildings along Puddock Road but what new buildings have been constructed in recent years have tended to be traditional two storey properties of brick and tile construction. There is no precedent for a quasi-barn like structure which purports to be a "typical rural building" in this instance, nor is there a tradition of such buildings in this locality. If a dwelling is ultimately allowed on this site, it should at least pay some heed to the fenland vernacular and should give up any pretence of trying to be what it is not.
- 7.12 The applicant has put considerable store on the ability to extend the existing building under the provisions of the GPDO, and arrive at a structure which is not dissimilar in scale to the new dwelling now proposed. This assertion does not stand up to close scrutiny. No explanation or justification of the calculations has been put forward in the Design and Access Statement and it should be noted that that the applicant's figures appear to be based on the dwelling as it exists at present. The present dwelling cannot be used as the starting point as the calculation of permitted development allowances should be based on the "original" dwelling, i.e., the dwelling as it existed in July 1948. The structural report notes that the building was extended in the 1960's, and although the agent has stated that this "in effect replaced a substantial part of the original dwelling house", no further information has been provided and thus any permitted development assessment can only be based on the building less the single story rear extension and the two storey side extension.
- 7.13 The current GPDO will allow a number of extensions to this property, notably to the side and rear but not to the front. Taking the dimensions of the original building as being approximately 8m by 5m, on the rear of the building, a single storey extension measuring approximately 4m by 5m would be permitted development, although a two storey extension would be limited to 3m by 5m. Single storey extensions on either side of the building would be limited to half the width of the building (approx. 2.5m.) and could extend the full depth of the existing building if combined with a rear extension, or extend a further 4m if the rear extension was omitted. In either case, the permitted development tolerance for this building is limited, and even if it is extended to its maximum its resulting bulk will fall far short of the scale of the proposed replacement. There is greater scope to erect out-buildings to the rear of the dwelling, but, given the reported ground conditions, the erection of any further extensions/buildings in this site would seem unlikely.
- 7.14 In the light of the above comments, the proposal is considered to be contrary to the provisions of policies H27, En25, E1 and H5.

The effect of the development on the amenities of neighbouring properties.

- 7.15 The proposed dwelling is some distance from the nearest residential properties and it should not have an adverse impact on their amenities by reason of loss of privacy or overbearing impact. The likely level of activity on the site will not cause a loss of amenity through increased noise and disturbance, again due to the distances from the immediate neighbours.
- 7.16 The proposal complies with the requirements of policies H31 and H7.

Highway considerations

- 7.17 The provision of an access to this site should not pose any undue issues as far as highway safety is concerned. The road is not heavily used, and, being straight, any access would have good visibility in both directions. Should planning permission be granted, a condition requiring details of the access improvements would be required. There is ample space on the site to provide turning space, and there are sufficient parking spaces to meet the standards in the DMDDP and policy E10.

Flooding

- 7.18 The revised Flood Risk Assessment has been considered by the Environment Agency. The Agency has raised no objection to the proposal subject to the recommendation (referred to above) of a specific floor level. Similarly the Middle Level Commissioners have no objections to the proposal.
- 7.19 There are no objections to the development on flooding grounds, and the proposal complies with policies CS8, CS9 and C5.

Other issues

- 7.20 There are no other material planning considerations which have a bearing on this proposal.

Conclusions

- 7.21
1. The proposal does not comply with the policies relating to the erection of replacement dwellings in the countryside in that it will extend built development onto an otherwise undeveloped site, and will significantly increase the scale and bulk of the original building and hence its impact on the surrounding countryside. The impact of the development will be exacerbated by the need to build up the site level.
 2. The development will not have an undue impact on the amenities of the nearest dwellings
 3. There are no overriding highway issues.
 4. There are no overriding flooding issues.
 5. There are no other material planning considerations which have a significant bearing on the determination of this planning application.

- 7.22 Having regard to applicable national and local planning policies, and having taken all relevant material considerations into account, it is considered that planning permission should not be granted in this instance.

If you would like a translation of this document, a large text version or an audio version, please contact us on 01480 388388 and we will try to accommodate your needs.

8 RECOMMENDATION – REFUSE for the following reason

- 8.1 The proposal would be contrary to the provisions of policies H27 and En25 of the Huntingdonshire Local Plan 1995, and policies E1 and E5 of the Development Management DPD Proposed Submission 2010 in that the development, by reason of its form, bulk and massing would not adequately respect or reflect the scale and nature of the dwelling it is intended to replace and would, thereby, result in an over-dominant feature which would be detrimental to, and have an adverse impact on, the open character and rural appearance of the site and the area in general. The proposed finished floor level would only exacerbate the impact of the proposed building on the character and appearance of the countryside. The proposal would degrade the rural character of this section of Puddock Road by extending the amount of built up development and residential curtilage, and the form of the proposal has not demonstrated that it has adequately responded to the character or historic pattern of built development in the locality.

CONTACT OFFICER:

Enquiries about this report to **David Hincks Development Management Officer 01480 388406**

Pathfinder House, St Mary's Street
Huntingdon. PE29 3TN
mail@huntsdc.gov.uk

Tel: 01480 388388
Fax: 01480 388099
www.huntingdonshire.gov.uk

Head of Planning Services
Pathfinder House
St. Mary's Street
Huntingdon
Cambridgeshire PE 29 3TN

Application Number: 1101037FUL Case Officer David Hincks

Proposal: Replacement dwelling

Location: Rose Cottage Puddock Road Warboys

Observations of Warboys Town/Parish Council.

Please ✓ box as appropriate

*POM 15.7.11
DMH*

Recommend **approval** because (please give relevant planning reasons in space below)

See attached

Recommend **refusal** because... (please give relevant planning reasons in space below)

No observations either in favour or against the proposal

R. Keal
..... Clerk to Warboys Town/Parish Council.

Date : *12/7/11*

Failure to return this form within the time indicated will be taken as an indication that the Town or Parish Council do not express any opinion either for or against the application.

Application No. 1101037FUL

Replacement dwelling, Rose Cottage, Puddock Road, Warboys

The Parish Council recommend that the above application be approved, subject to the following conditions:

- (a) the use of materials in character with the locality; and
- (b) the withdrawal of permitted development rights from the dwelling to be constructed.

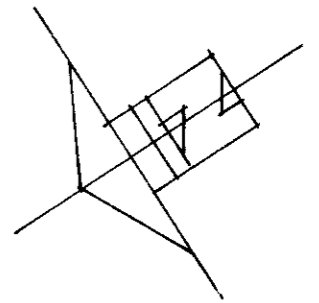


R Reeves,
Clerk to Warboys Parish Council.

12th July 2011.

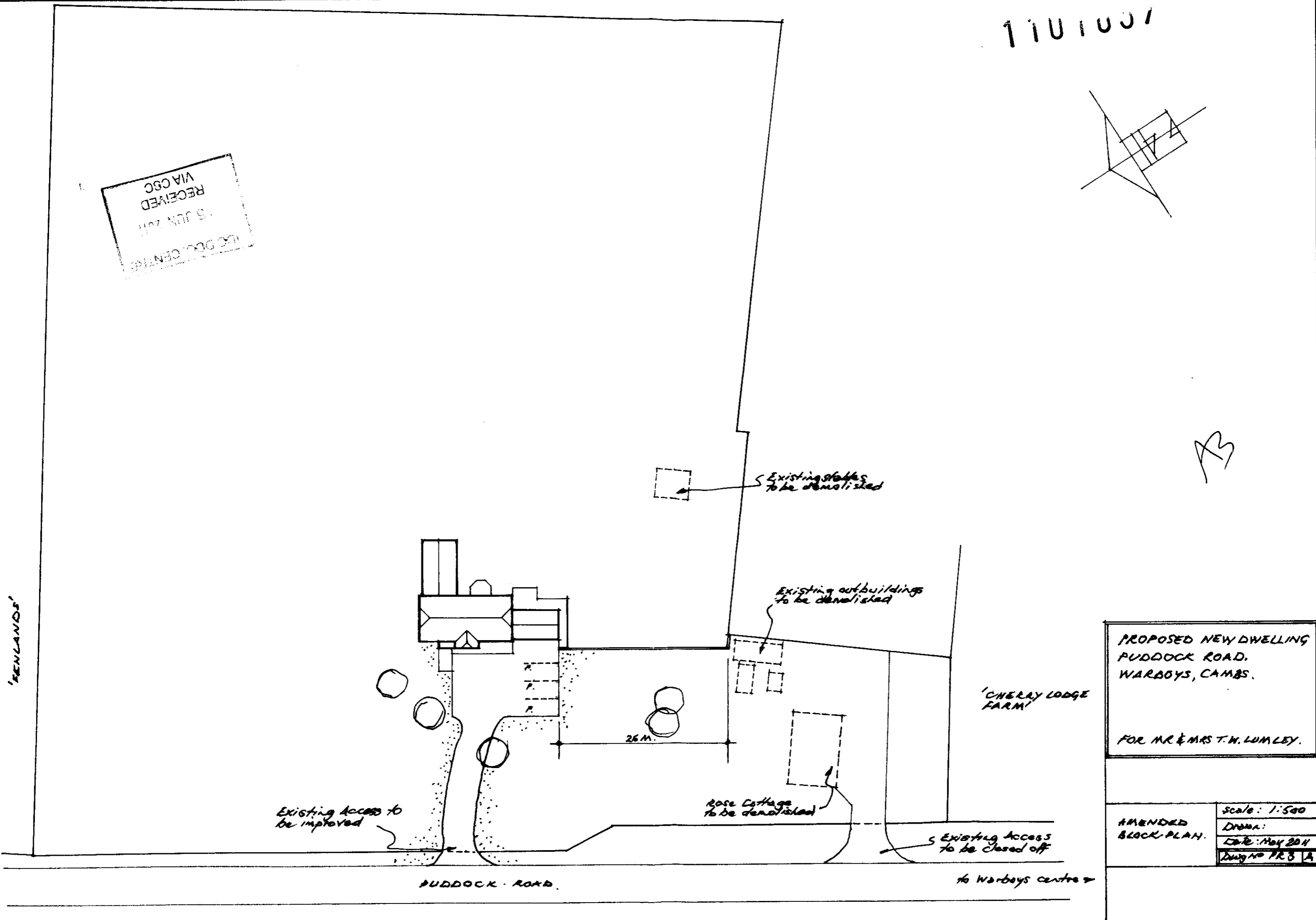
1101001

THE DOCK CENTRE
15 JUN 2011
RECEIVED
VIA CSC



AS

'FENLANDS'



Existing outbuildings to be demolished

Existing outbuildings to be demolished

'CHERRY LODGE FARM'

26m

Rose Cottage to be demolished

Existing Access to be improved

Existing Access to be closed off

PUDDOCK ROAD

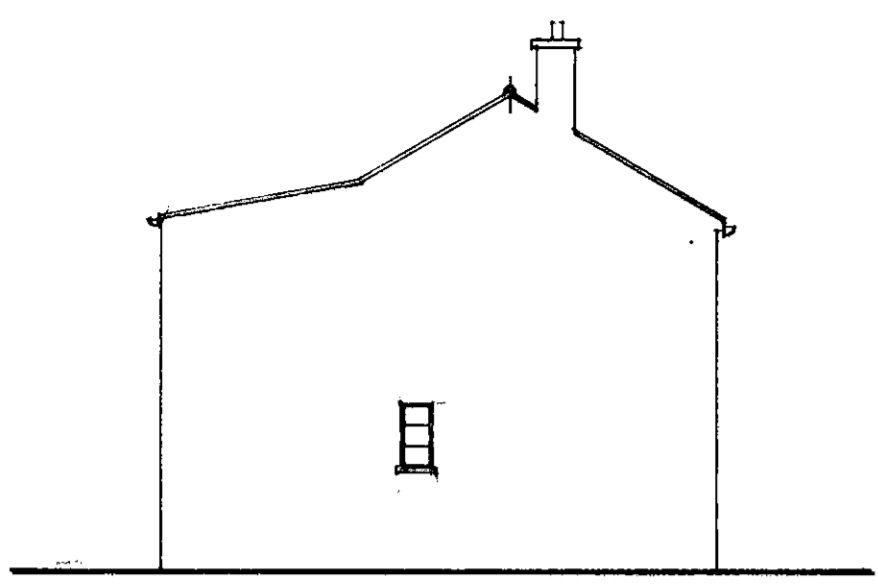
to Warboys centre

PROPOSED NEW DWELLING PUDDOCK ROAD, WARBOYS, CAMBS.	
FOR MR & MRS T. W. LUMLEY.	
AMENDED BLOCK PLAN.	Scale: 1:500
	Drawn:
	Date: May 2011
Dwg No PR3 A	

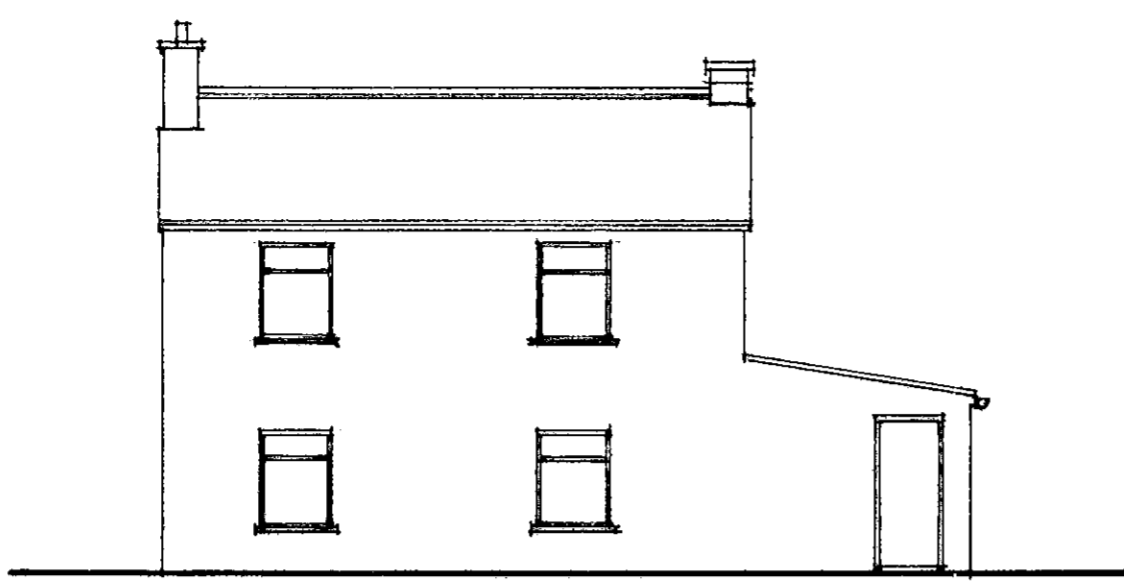
1100 DRAUGHT CENTRE
15 JUN 2011
RECEIVED
VIA CSC

1101037

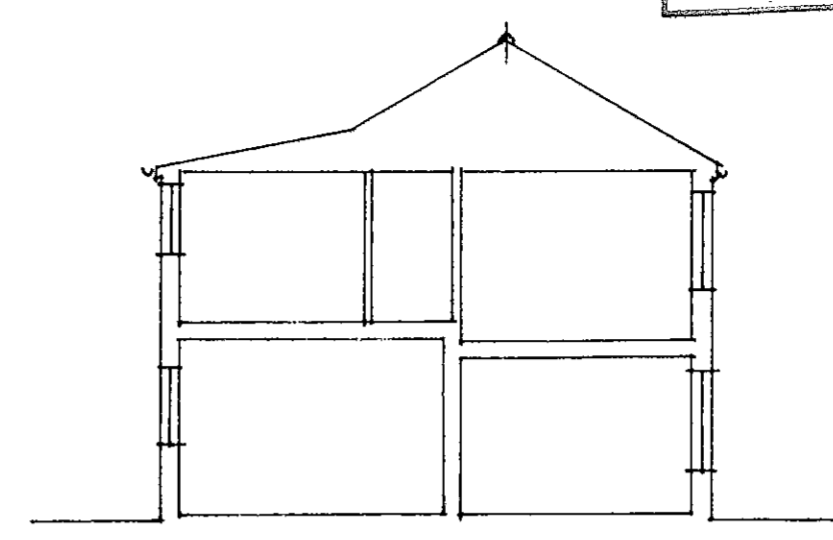
AREAS: (Overall External Walls).
ROSE COTTAGE:
 GROUND FLOOR: 10750 x 7350 = 79.01
 FIRST FLOOR: 7.350 x 7.800 = 57.33
 TOTAL AREA: 136.34 M²
OUTBUILDINGS:
 GARAGE/STORE: 7.00 x 3.100 = 21.70
 STORE N°1: 4.700 x 2.000 = 9.40
 STORE N°2: 2.700 x 1.900 = 5.13
 STABLES: 5.000 x 4.400 = 22.00
 TOTAL AREA: 58.23 M²



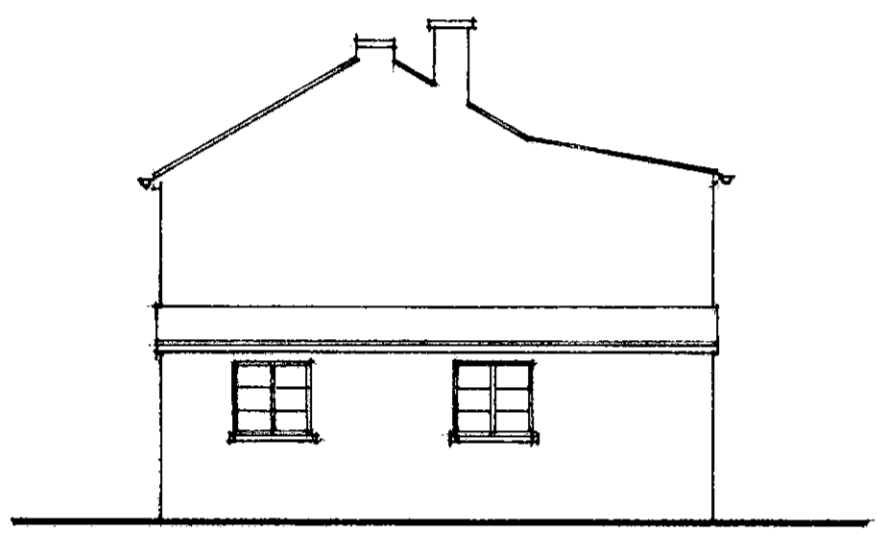
ELEVATION TO PUDDOCK RD.



SOUTH WEST ELEVATION.



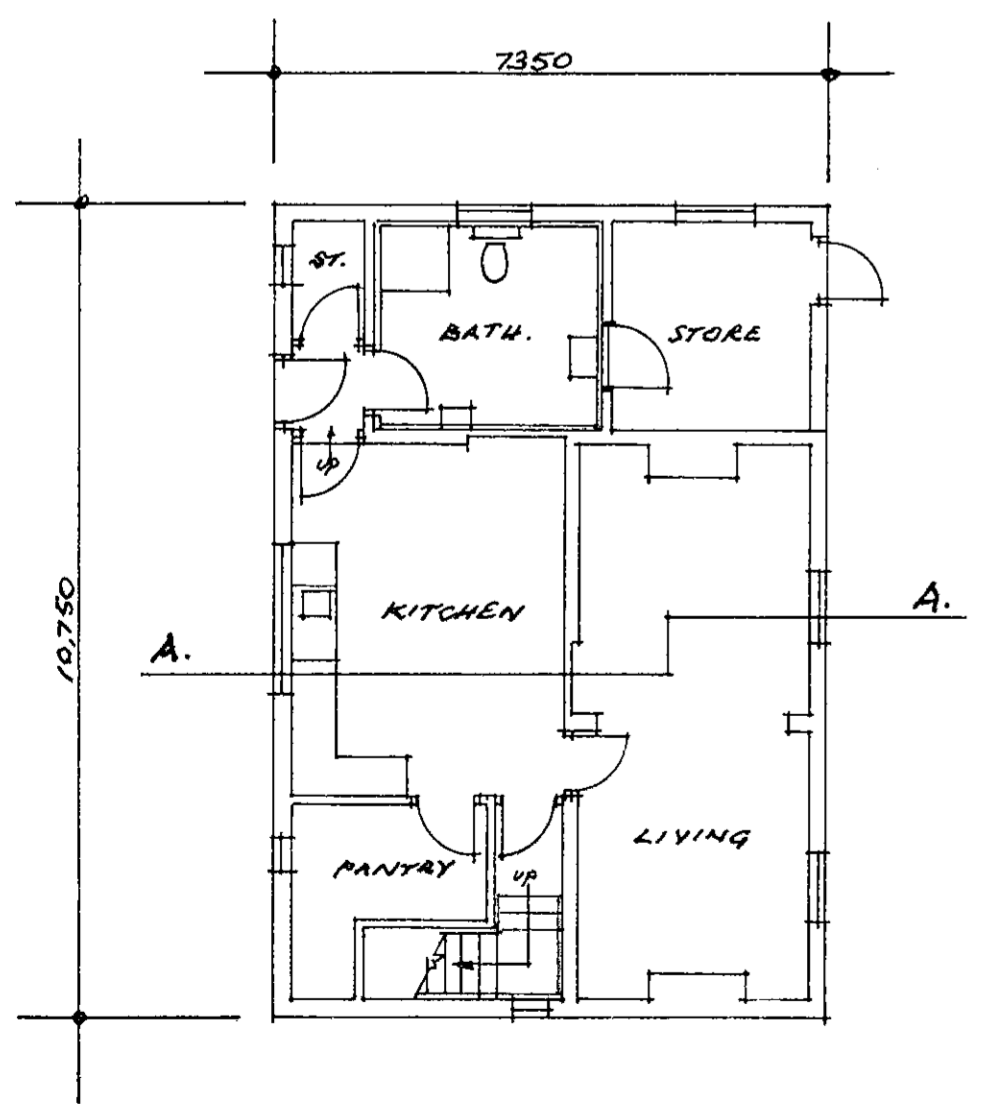
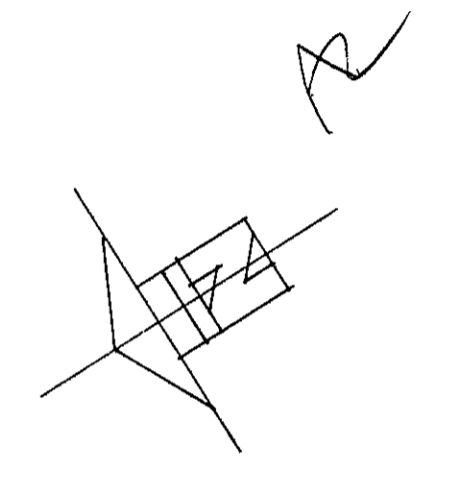
TYPICAL SECTION A-A.



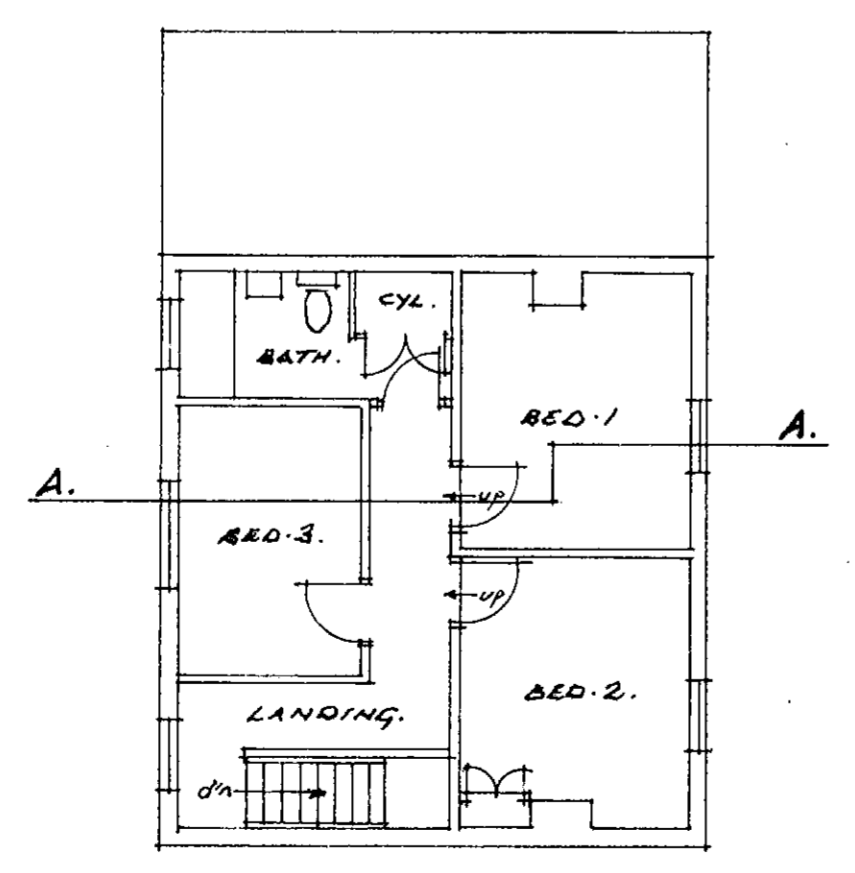
SOUTH EAST ELEVATION.



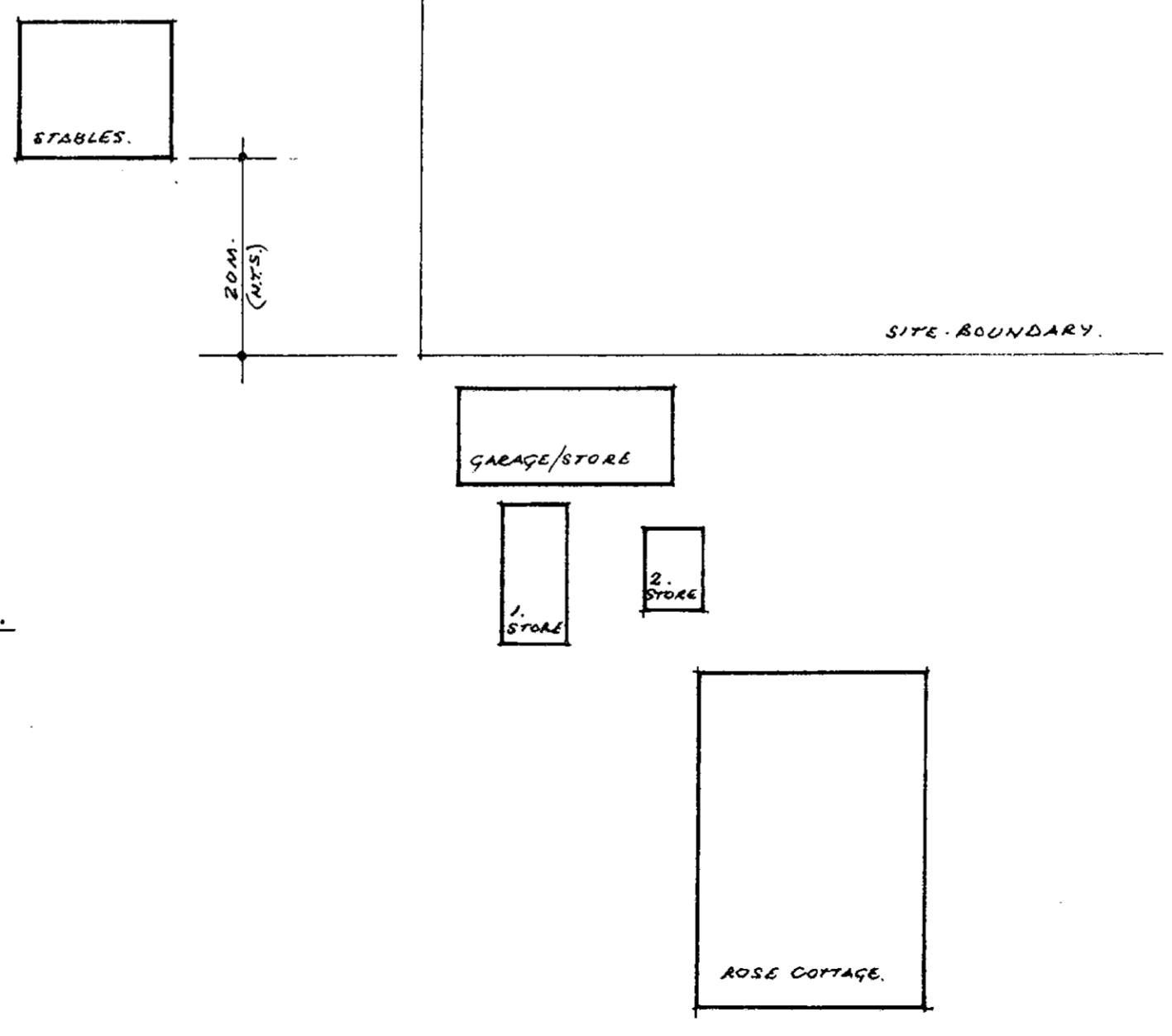
NORTH EAST ELEVATION.



GROUND FLOOR PLAN.



FIRST FLOOR PLAN.

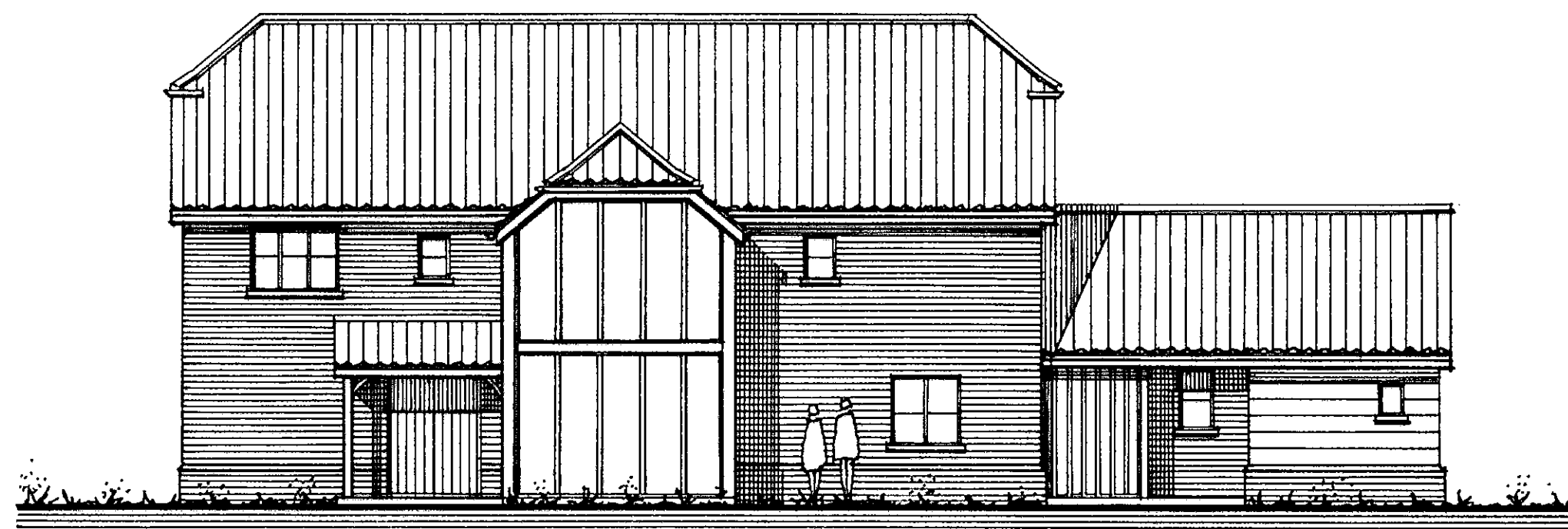


BLOCK PLAN (SHOWING OUTBUILDINGS)
Scale: 1:200.

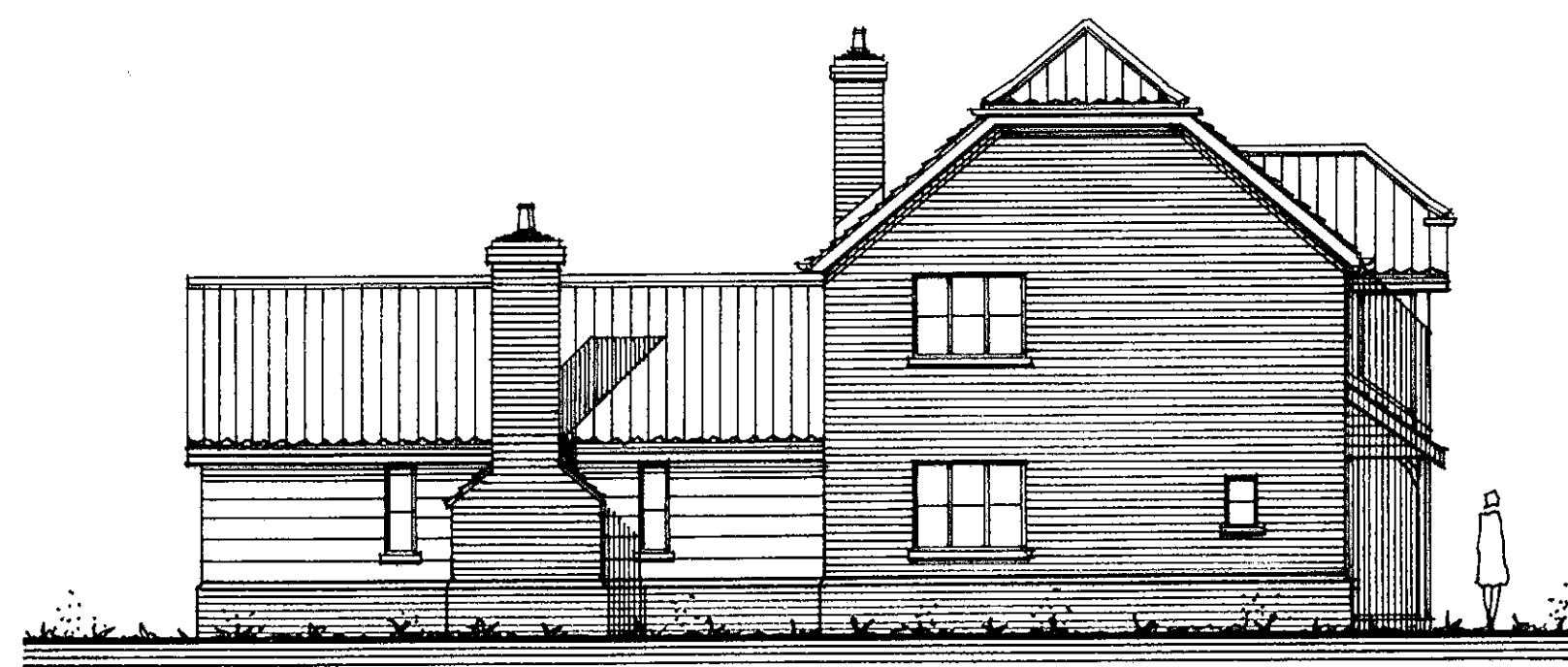
PROPOSED NEW DWELLING
AT PUDDOCK ROAD,
WARBOYS, CAMBS.

FOR MR & MRS T.W. LUMLEY.

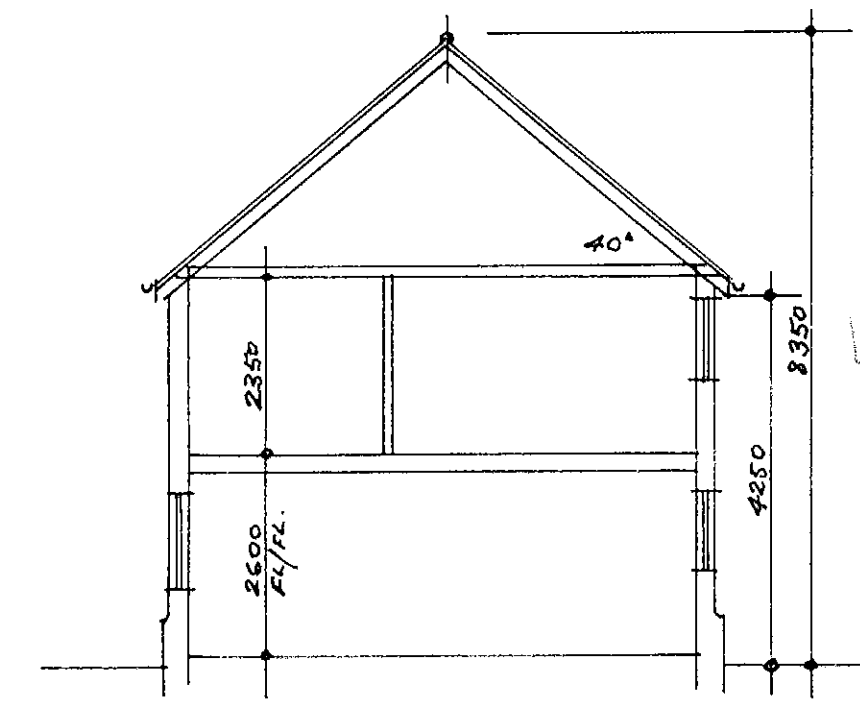
SURVEY DRAWING OF PLANS & ELEVATIONS AS EXISTING FOR ROSE COTTAGE. (TO BE DEMOLISHED)	Scale: 1:100
	Drawn: MJE
	Date: Feb 2011
	Dwg N° PR 1.



ELEVATION TO PUDDOCK ROAD.



SIDE ELEVATION (NORTH EAST).



TYPICAL SECTION A-A.

1101037



REAR ELEVATION (SOUTH EAST).

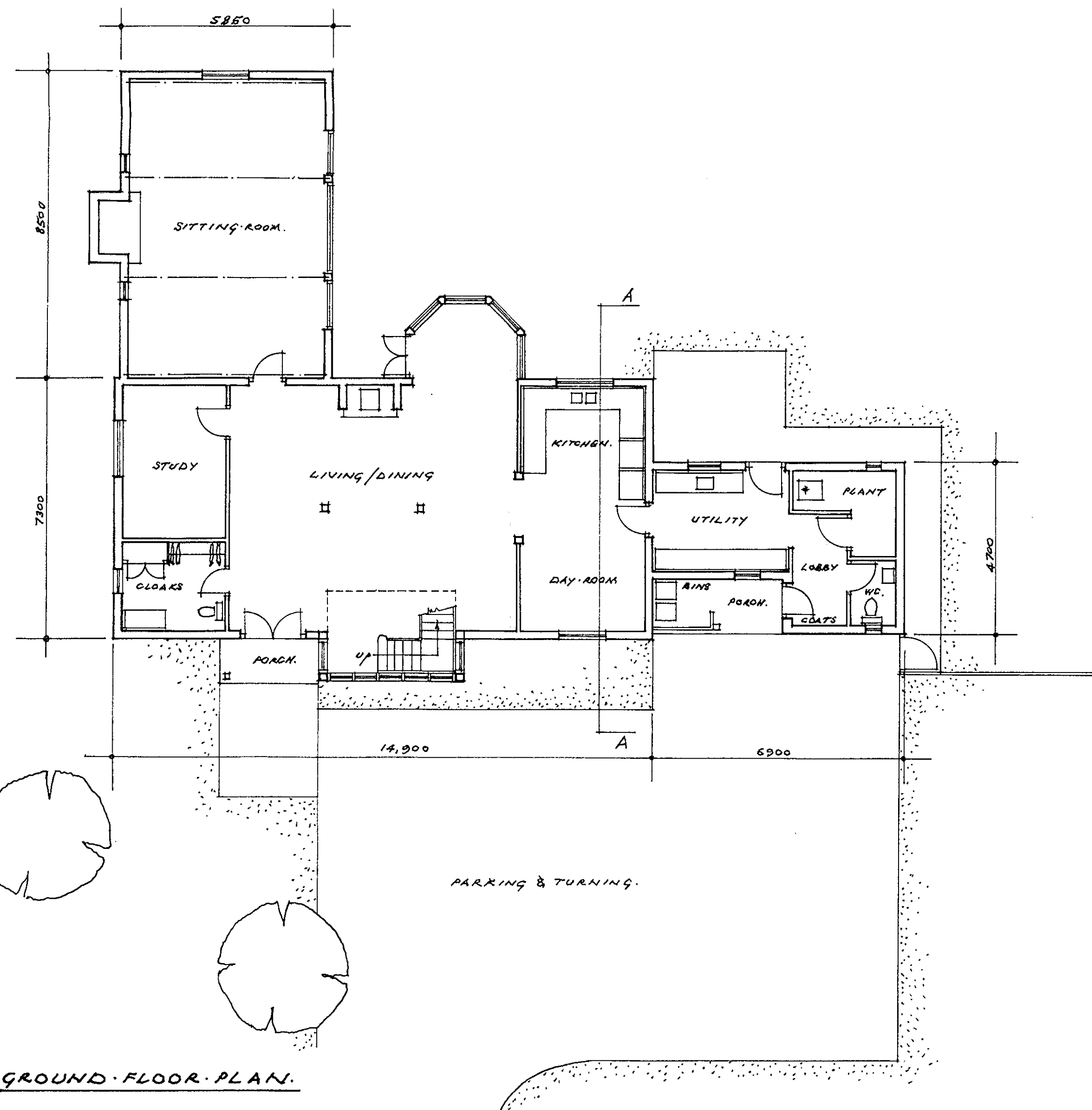


SIDE ELEVATION (SOUTH WEST).

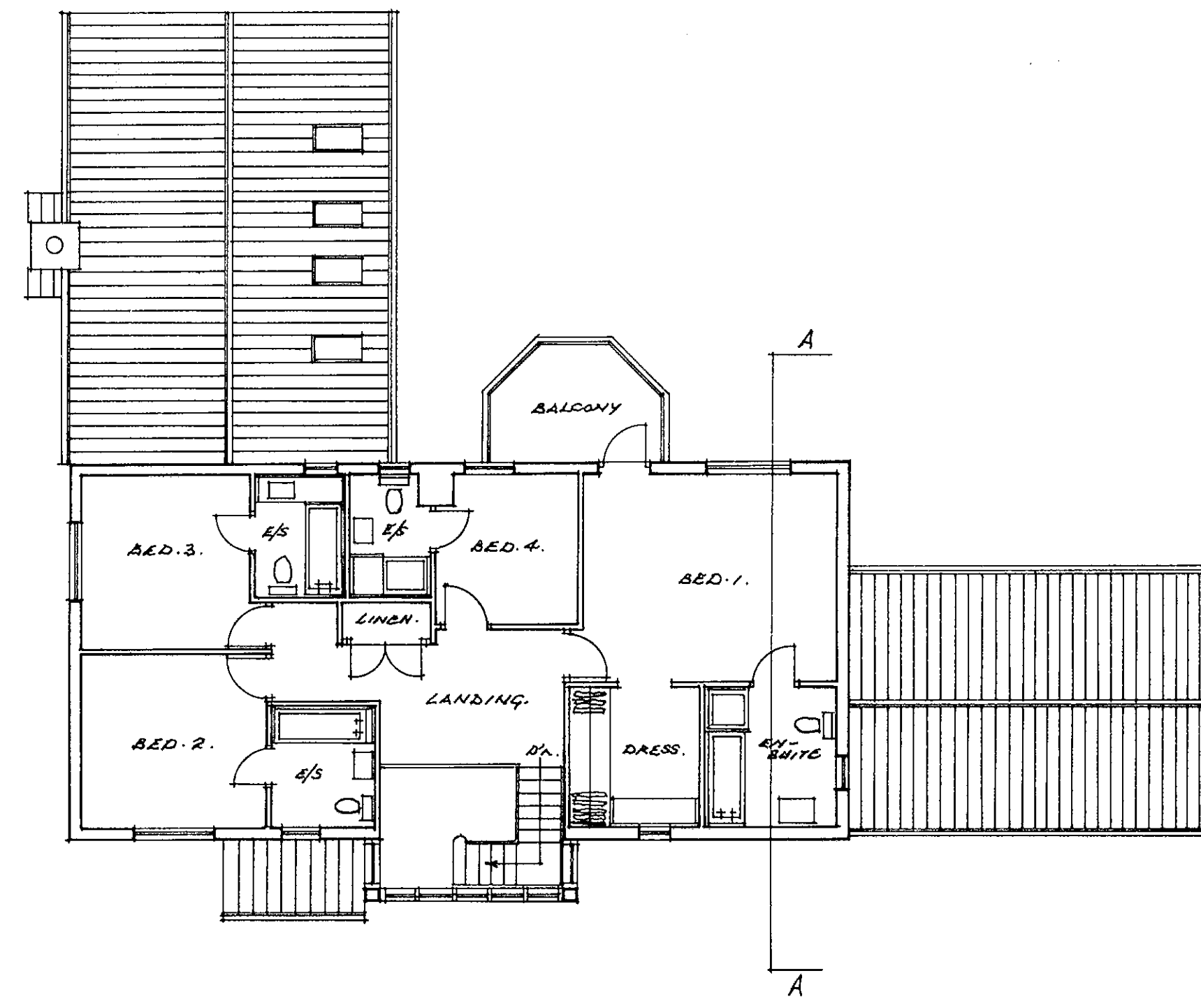
RECEIVED
10 JUN 2011
MJC

EXTERNAL FINISHES:
ROOF:
 Norfolk Clay pantiles to all roof areas. 40° pitch to main house, & Utility. 37° pitch to sitting room.
EXTERNAL WALLS:
 Facing bricks to main two storey area of dwelling with matching brick plinth.
 Horizontal stained timber boarding to sitting room & utility areas on brick plinth.
 Stained timber windows & doors.
 Oak roof & window feature to front elevation & rear balcony.
 Dimensions shown are to the external face of walls above brick plinth level.

NOTE:
 Do not scale from drawing, all sizes & dimensions to be agreed on site before commencing manufacture, or construction.



GROUND FLOOR PLAN.



FIRST FLOOR PLAN.

PROPOSED NEW DWELLING
 PUDDOCK ROAD,
 WARBOYS, CAMBS.

FOR MR & MRS. T. W. LUMLEY.

4

PLANS & ELEVATIONS AS PROPOSED. (AMENDED SCHEME).	Scale: 1/100
	Drawn: M.J.E.
	Date: June 2011
	Dwg No PR.4