

Agenda Item No. 2

Planning and EP Committee 3 July 2018

Application Ref: 18/00766/FUL

Proposal: Construction of 2-storey 4-bed dwelling with integral garage and new access

Site: Corbar, First Drift, Wothorpe, Stamford
Applicant: Mr & Mrs Tom Dykes

Agent: Ms Simon Harris
Harris McCormack Architects

Referred by: Wothorpe Parish Council

Reason: The site has a history of planning consent for subdivision

Site visit: 15.05.2018

Case officer: Mrs J MacLennan
Telephone No. 01733 454438
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Recommendation: **REFUSE**

1 Description of the site and surroundings and Summary of the proposal

Site and Surroundings

The application site is approximately 0.12ha and is situated on the south eastern side of First Drift approximately 120m from the eastern entrance to Wothorpe. Wothorpe is a small village located approximately 400m south of the market town of Stamford.

The site is currently part of the garden to Corbar. Corbar is a detached two storey dwelling set on a large spacious plot with mature landscaping and trees. To the front of the site is a hedge which is protected under policy PP17 of the Planning Policies DPD. There is an existing vehicular access to the west of the site off First Drift which leads to a garage.

The pattern of development within the village is predominantly linear however the village has been subject to a number of infill and backland development over recent years. Directly to the north east of the site is a detached dwelling 'Windy Ridge' to the south east is part of the garden to Windy Ridge beyond which is the garden to Park House which fronts London Road. To the south west is a grassed strip of land which was formerly the Roman Road - Ermine Street which separates the site from the Maltings to the west.

There is an extant consent for a bungalow to be located to the east of the existing dwelling originally approved in 1990 (ref. 90/P1116) with subsequent renewals.

Proposal

The application seeks approval for the erection of a one and a half storey detached 4 bed dwelling with integral double garage to be located at the far rear of the site. A new access would be created off First Drift.

This is a revised application following refusal of application ref. 17/02168/FUL. The former application is currently the subject of an appeal.

2 Planning History

Reference	Proposal	Decision	Date
P0132/85	Erection of a dwelling	Permitted	11/04/1985
90/P1116	Erection of one bungalow	Permitted	28/02/1991
90/P0246	Erection of a dwelling	Permitted	26/04/1990
95/P0904	Renewal of planning permission 90/P1116 for erection of one bungalow	Permitted	24/01/1996
00/01358/FUL	Renewal of planning permission 95/P0904 for erection of one bungalow.	Permitted	29/12/2000
02/01724/FUL	Erection of detached garage	Permitted	05/02/2003
05/01775/FUL	Renewal of planning permission 00/01358/FUL for erection of bungalow	Permitted	31/03/2006
09/00316/DISCHG	Renewal of planning permission 00/01358/FUL for erection of bungalow - discharge of conditions C2, C3, C4, C5, C6, C7, C8, C9, C10 and C11 of planning permission 05/01775/FUL	Determined	09/06/2009
17/02168/FUL	Construction of 2 storey 4 bed dwelling with integral garage and new access	Refused	01/03/2018

3 Planning Policy

Decisions must be taken in accordance with the development plan policies below, unless material considerations indicate otherwise.

National Planning Policy Framework (2012)

Section 7 - Good Design

Development should add to the overall quality of the area; establish a strong sense of place; optimise the site potential; create and sustain an appropriate mix of uses; support local facilities and transport networks; respond to local character and history while not discouraging appropriate innovation; create safe and accessible environments which are visually attractive as a result of good architecture and appropriate landscaping. Planning permission should be refused for development of poor design.

Section 6 - Backland Development

Inappropriate development of residential gardens where harm would be caused to the local area should be resisted.

Peterborough Core Strategy DPD (2011)

CS01 - Settlement Hierarchy and the Countryside

The location/ scale of new development should accord with the settlement hierarchy. Development in the countryside will be permitted only where key criteria are met.

CS16 - Urban Design and the Public Realm

Design should be of high quality, appropriate to the site and area, improve the public realm, address vulnerability to crime, be accessible to all users and not result in any unacceptable impact upon the amenities of neighbouring residents.

CS17 - The Historic Environment

Development should protect, conserve and enhance the historic environment including non-scheduled nationally important features and buildings of local importance.

Peterborough Site Allocations DPD (2012)

SA19 - Special Character Areas

To preserve the character of Wothorpe, Thorpe Road and Ashton proposals will be assessed against specific criteria in respect of garden sub-division, extensions and alterations, design including site analysis and trees. Proposals for Wothorpe will also be considered against an additional criterion in respect of landscape character.

Peterborough Planning Policies DPD (2012)

PP02 - Design Quality

Permission will only be granted for development which makes a positive contribution to the built and natural environment; does not have a detrimental effect on the character of the area; is sufficiently robust to withstand/adapt to climate change; and is designed for longevity.

PP03 - Impacts of New Development

Permission will not be granted for development which would result in an unacceptable loss of privacy, public and/or private green space or natural daylight; be overbearing or cause noise or other disturbance, odour or other pollution; fail to minimise opportunities for crime and disorder.

PP04 - Amenity Provision in New Residential Development

Proposals for new residential development should be designed and located to ensure that they provide for the needs of the future residents.

PP12 - The Transport Implications of Development

Permission will only be granted if appropriate provision has been made for safe access by all user groups and there would not be any unacceptable impact on the transportation network including highway safety.

PP13 - Parking Standards

Permission will only be granted if appropriate parking provision for all modes of transport is made in accordance with standards.

PP16 - The Landscaping and Biodiversity Implications of Development

Permission will only be granted for development which makes provision for the retention of trees and natural features which contribute significantly to the local landscape or biodiversity.

PP17 - Heritage Assets

Development which would affect a heritage asset will be required to preserve and enhance the significance of the asset or its setting. Development which would have detrimental impact will be refused unless there are overriding public benefits.

Peterborough Design and Development in Selected Villages SPD 2011

Wothorpe Policy VDS6 – Building lines – Development should relate to adjacent properties. Attention should be given to the relationship of the new building to views and vistas.

Peterborough Local Plan 2016 to 2036 (Submission)

This document sets out the planning policies against which development will be assessed. It will bring together all the current Development Plan Documents into a single document. Consultation on this Proposed Submission version of the Local Plan took place in January and February 2018. The Local Plan was submitted to the Secretary of State on 26 March 2018 who will appoint a Planning Inspector to examine the Local Plan to establish whether it is 'sound', taking all the representations into consideration.

Paragraph 216 of the National Planning states that decision makers may give weight to relevant policies in an emerging plan according to:-

- the stage of the Plan (the more advanced the plan, the more weight which can be given)
- the extent to which there are unresolved objections to the policies
- the degree of consistency between emerging policies and the framework.

The policies can be used alongside adopted policies in the decision making process, especially where the plan contains new policies. The amount of weight to be given to the emerging plan policies is a matter for the decision maker. At this final stage the weight to be given to the emerging plan is more substantial than at the earlier stages although the 'starting point' for decision making remains the adopted Local Plan.

LP02 - The Settle Hierarchy and the Countryside

The location/scale of new development should accord with the settlement hierarchy. Proposals within village envelopes will be supported in principle, subject to them being of an appropriate scale. Development in the open countryside will be permitted only where key criteria are met.

LP09 - Custom Build, Self-Build and Prestige Homes

a) Permission will not be granted for development involving the loss of prestigious, top-of-the market housing unless there is clear evidence of appropriate marketing or new prestigious homes would be created, the dwelling has been realistically marketed and does not contribute to the historic environment.

b) Proposals for residential development will be considered more favourably if they provide appropriate opportunities for custom build and self build.

LP16 - Urban Design and the Public Realm

Development proposals would contribute positively to the character and distinctiveness of the area. They should make effective and efficient use of land and buildings, be durable and flexible, use appropriate high quality materials, maximise pedestrian permeability and legibility, improve the public realm, address vulnerability to crime, and be accessible to all.

LP17 - Amenity Provision

LP17a) Part A Amenity of Existing Occupiers- Permission will not be granted for development which would result in an unacceptable loss of privacy, public and/or private green space or natural daylight; be overbearing or cause noise or other disturbance, odour or other pollution; fail to minimise opportunities for crime and disorder.

LP17b) Part B Amenity of Future Occupiers- Proposals for new residential development should be designed and located to ensure that they provide for the needs of the future residents.

LP13 - Transport

LP13a) New development should ensure that appropriate provision is made for the transport needs that it will create including reducing the need to travel by car, prioritisation of bus use, improved walking and cycling routes and facilities.

LP13b) The Transport Implications of Development- Permission will only be granted where appropriate provision has been made for safe access for all user groups and subject to appropriate mitigation.

LP13c) Parking Standards- permission will only be granted if appropriate parking provision for all modes of transport is made in accordance with standards.

LP13d) City Centre- All proposal must demonstrate that careful consideration has been given to prioritising pedestrian access, to improving access for those with mobility issues, to encouraging cyclists and to reducing the need for vehicles to access the area.

LP28 - Biodiversity and Geological Conservation

Part 1: Designated Site

International Sites- The highest level of protection will be afforded to these sites. Proposals which would have an adverse impact on the integrity of such areas and which cannot be avoided or adequately mitigated will only be permitted in exceptional circumstances where there are no suitable alternatives, overriding public interest and subject to appropriate compensation.

National Sites- Proposals within or outside a SSSI likely to have an adverse effect will not normally be permitted unless the benefits outweigh the adverse impacts.

Local Sites- Development likely to have an adverse effect will only be permitted where the need and benefits outweigh the loss.

Habitats and Species of Principal Importance- Development proposals will be considered in the context of the duty to promote and protect species and habitats. Development which would have an adverse impact will only be permitted where the need and benefit clearly outweigh the impact. Appropriate mitigation or compensation will be required.

Part 2: Habitats and Geodiversity in Development

All proposals should conserve and enhance avoiding a negative impact on biodiversity and geodiversity.

Part 3: Mitigation of Potential Adverse Impacts of Development

Development should avoid adverse impact as the first principle. Where such impacts are unavoidable they must be adequately and appropriately mitigated. Compensation will be required as a last resort.

LP29 - Trees and Woodland

Proposals should be prepared based upon the overriding principle that existing tree and woodland cover is maintained. Opportunities for expanding woodland should be actively considered.

Proposals which would result in the loss or deterioration of ancient woodland and or the loss of veteran trees will be refused unless there are exceptional benefits which outweigh the loss. Where a proposal would result in the loss or deterioration of a tree covered by a Tree Preservation Order permission will be refused unless there is no net loss of amenity value or the need for and benefits of the development outweigh the loss. Where appropriate mitigation planting will be required.

LP20 - Special Character Areas

To preserve the character of Wothorpe, Thorpe Road and Ashton proposals will be assessed against specific criteria in respect of garden sub-division, extensions and alterations, design including site analysis and trees. Proposals for Wothorpe will also be considered against an additional criterion in respect of landscape character.

4 Consultations/Representations

PCC Conservation Officer – Objection. The proposal is contrary to policy SA19 relating to designated Special Character Areas, that the site falls within. It would be fair to say that little of First Drift now retains what could be considered a 'special character' due to past infill and backland development. However, the section of First Drift that does still retain a positive character is that of the immediate area surrounding Corbar, where such intensive development has not yet become apparent.

The immediate setting is that of a semi-rural location with views over open countryside towards Stamford to the north and mature rear gardens of the houses to the south east side of the Drift. The verdant site currently makes a positive contribution to the character and appearance of the designated Special Character Area of Wothorpe. The character of wide verge, shrubs, hedges and low key informal vehicular access are all positive factors here.

The width of the plot gives rather open views beyond the house towards the mature garden to the rear, enhancing the feeling of the aforementioned semi-rural setting which the property benefits from, both front and rear. This setting is something that has unfortunately been lost further into First Drift.

The proposed dwelling will create an additional access, resulting in the loss of verge, trees and hedges, and will result in prominent views of an awkwardly positioned and large two storey dwelling, located on higher ground, in the backdrop of the host dwelling. Fencing to separate the proposed driveway from Corbar will run most of the depth of the site, returning at right angles across the rear of Corbar, all of which is located on higher land and will be visible from First Drift.

Despite the above, the extant permission for a bungalow to the left hand side of Corbar and the potential impact this could have needs to be taken in to account.

It is considered that the proposed development would be unsympathetic to the immediate character of the area and diminish the special low density character and appearance of this part of Wothorpe.

Archaeological Officer – No objection. The proposed development abuts the course of the Roman Ermine Street (London-York), an asset of national importance. Although presently unknown, remains of the road may survive within the proposed development area. Evidence of former routes may also survive, as Ermine Street appears to have been subjected to the re-organisation of the road system in the aftermath of the Roman Conquest, as in the Castor Durobrivae (Waternewton) area. Although the proposed development is relatively small in size, an evaluation by trial trenching targeted on the areas of ground disturbance is recommended.

PCC Peterborough Highways Services – No objection. The proposals shall not impact upon the nearest publicly maintained highway which is Kettering Road. The LHA would recommend that adequate parking and turning facilities are provided within the area edged in red.

PCC Wildlife Officer – No objection. The proposed development is located in close proximity to Burghley Park County Wildlife Site, however this proposal is unlikely to have an impact upon the features for which this site has been designated a County Wildlife Site.

The proposal involves the removal of trees which may support nesting birds it is therefore recommended that a standard bird nesting Informative be attached should the scheme be approved.

To mitigate for the loss of potential nesting habitat, it is recommended that a range of nesting boxes are installed that cater for a number of different species such as House Sparrow, Starling & Swift. Details regarding numbers, designs and locations should be provided by the applicant which would be acceptable via a suitably worded condition.

The landscaping details set out in the Proposed Block Plan appear broadly acceptable in terms of landscaping.

Subject to the recommendations being fully incorporated into the approved scheme the development would result in no net loss to biodiversity.

PCC Tree Officer – No objection. The site is outside of a Conservation Area and adjacent TPOs will remain unaffected by the proposal. Supporting the application is a tree survey by Hill-Fort Tree Care, the proposed layout plan and the DAS. Together the information provides a good picture of the proposal. This includes the removal of three cat B trees - although their removal is justified on the basis that there will be no loss of amenity. I agree with the information that has been submitted and the overall impact is likely to be low. There is no arboricultural objection to the proposal. There will be tree loss but this can be mitigated for and has been outlined on the proposed layout plan which is acceptable. This new planting needs to be firmed up in terms of size although this information can be secured by the way of a simple landscaping condition. In terms of tree protection only the trees in the garden of Corbar may need protection from unintentional damage. Therefore a suitable condition is recommended.

PCC Rights of Way Officer – No objection. No public right of way concerns with the application.

St Martin's Without Parish Council - No comments received

Wothorpe Parish Council – Recommends approval. Our understanding of the history of planning applications on this site is as follows: 1990 Ref: 95/P0904 Detached bungalow Permitted, 29/12/2000 Ref: 00/01358/FUL Renewal of above Permitted, 31/03/2006 Ref: 05/01775/FUL Renewal Permitted, 09/06/2009, Ref: 09/00316/DISCHG – Discharge of conditions.

We were therefore surprised to learn that Ref: 17/02168/FUL was refused. In particular, we do not understand reason R1 in your letter of 1 st March which talks about subdivision of the plot when it is already determined that the plot may be subdivided. Further to that we much prefer the new scheme with the dwelling being to the rear rather than the side of the existing property where it will have much less of an impact on the street scene.

Once again, we wish to repeat that we have no objections to this development and would wish to have its determination considered by the planning committee

Local Residents/Interested Parties

Initial consultations: 6
Total number of responses: 0
Total number of objections: 0
Total number in support: 0

No neighbour representations have been received regarding the application.

5 Assessment of the planning issues

a) Background

There is an extant consent for a bungalow which would be positioned between Corbar and the property to the north east – 'Windy Ridge'. Prior to validating the former application (ref. 17/02168/FUL) confirmation was sought from the applicant regarding the need for an undertaking and that the applicant would engage a solicitor to progress a legal agreement to prevent the applicant building both the bungalow and the proposed dwelling should the recommendation be one of approval.

The supporting information confirms that the proposal, if approved, would relinquish a full planning consent for a bungalow to the side of Corbar that was started as a build in 2009 but has never been completed.

It should be noted, therefore, that if Members of the Planning Committee resolve to approve the application then a legal agreement would need to be completed prior to the issue of consent. This procedure has not been commenced due to the Officer recommendation being one of refusal.

This is a re-submission following refusal of a former scheme (ref. 17/02168/FUL). The former application was refused for the following reasons:

- R 1 The application site is located close to the entrance of the village of Wothorpe and contains an attractive dwelling, set on a large plot with dense landscaping particularly to the rear. The verdant site makes a positive contribution to the character and appearance of the designated Special Character Area of Wothorpe. The proposal would result in the subdivision of the plot and the erection of a new dwelling to the rear. The backland development would be detrimental to the pattern of development in this part of Wothorpe which has so far avoided backland development and would diminish the

special low density character and appearance of this part of Wothorpe. The proposal is therefore contrary to policy SA19 of the Adopted Peterborough Site Allocations DPD, Policy CS20 of the Adopted Peterborough Core Strategy DPD, section 6 of the National Planning Policy Framework and to the advice within the Design and Development in Selected Villages SPD.

- R 2 The proposed dwelling would be positioned within 2m of the shared boundary to the south east of the site and there are windows at first floor level serving habitable accommodation. The windows have the potential to overlook the neighbouring land and therefore the proposal is contrary to policy CS16 of the Adopted Peterborough Core Strategy DPD and policy PP3 of the Adopted Peterborough Planning Policies DPD.

This application has removed the windows within the rear roof slope of the dwelling and has therefore addressed the second reason for refusal 'R2'.

b) The Principle of Development

The principle of residential development within the settlement boundary is supported under policies CS1 and CS2 of the Adopted Peterborough Core Strategy DPD. The village is a relatively sustainable location, being close to services and facilities in the nearby town of Stamford. However the proposal is also assessed against other relevant planning policies and material considerations.

Wothorpe is one of three locally specific Special Character Areas (SCA) in the Peterborough area which have been designated to acknowledge their strong landscape character, architectural quality and development patterns that together provide high environmental quality. All SCAs are marked by their low-density and generally by large dwellings set within spacious grounds. Policy SA19 of the Adopted Peterborough Site Allocations DPD sets out specific criteria for assessing proposals for development in SCAs. The first of these criteria, states that there should be no subdivision of gardens if this adversely affects the character of the area.

With regards to Wothorpe policy SA19 states:

- All development proposals must ensure that the mature landscape character is maintained through the retention of existing trees, boundary hedges, walls and grass verges. Existing space around buildings should be maintained to preserve large trees.
- Proposals for whole or part demolition of any building or to intensify the use of plots in a way that adversely affects the current integrity of the area will not be supported.
- There will be a presumption against increased access and hard-standings, except where it can be shown to be necessary, and does not dominate the site or harm existing landscaping.
- Existing frontage hedging must be retained. Where this is absent, evergreen hedging species should be used. A combination of hedging and walls may be considered where the hedging predominates.

This policy has gone forward in the Submission version of the new Local Plan – Policy LP20 which also states that:

- In all cases, regard must be had to the Design and Development in Selected Villages SPD.

The proposal would also result in a backland development and under Section 6 of the National Planning Policy Framework (NPPF) it is advised that this form of development should not be supported it would cause harm.

It is accepted that a lot of the village has in the past undergone significant development. Wothorpe was once characterised by developments of large properties set within large plots. However more recently there has been 'infill' and 'backland' development and many of the original dwellings have been demolished and the land subdivided into several plots accommodating large dwellings with disproportionate sized gardens. As a result of such development for much of the village there is

limited remaining 'special character'.

The application site is close to the entrance of the village and unlike development further along First Drift, this area has not undergone intensive development. Corbar has a spacious residential curtilage and is host to a large detached dwelling of positive character. The immediate setting is that of a semi-rural location with views over open countryside towards Stamford to the north and mature rear gardens of the houses to the south east side of the Drift.

It is the Conservation Officer's view that the verdant site currently makes a positive contribution to the character and appearance of the designated Special Character Area of Wothorpe. The character of wide verge, shrubs, hedges and low key informal vehicular access are all positive factors. The width of the plot gives rather open views beyond the house towards the mature garden to the rear, enhancing the feeling of the aforementioned semi-rural setting which the property benefits from, both front and rear. This setting is a remnant of something that has unfortunately been lost further into First Drift.

Furthermore, the additional access would result in the loss of trees and hedges, and as the proposed dwelling would be on higher land than that of the existing dwelling, and despite the chalet style of the dwelling, there would be prominent views of the awkwardly positioned and what would appear as a two storey dwelling and associated boundary treatments, in the backdrop of the host dwelling. The views of the verdant backdrop from First Drift which would be lost and the prominent dwelling would not be in keeping with the low density character and appearance of this part of the settlement.

It is accepted that the protected hedge to the front of the site would be opened up which would open up views into the site however, as stated above there is an extant consent and access would be opened up by implementing this scheme.

It is considered that the proposed 'backland' development would be detrimental to the pattern of development in this part of Wothorpe which has so far avoided backland development and would diminish the special low density character and appearance of this part of Wothorpe.

The supporting information refutes the case officer's reason for refusal of the former scheme based on the development not sitting comfortably within the pattern of existing 'backland' development in the immediate vicinity. *'The argument put forward above, that the current proposal does not fall comfortably within the pattern of pre-existing backland development in the immediate vicinity is spurious, effectively defining "acceptable" backland development as arbitrarily ending just short of the site in question, at the Maltings development next door.'*

There is no definitive boundary point to determine what development is acceptable and what isn't. The backland development neighbouring the site at the 'Maltings' was approved in the 1980s and many of the backland developments further along First Drift were approved at a time where there was no policy guidance for the village of Wothorpe and indeed in many cases the Government Policy Guidance at the time was 'high density' development and 'efficient use of land'. It was the lack of protection afforded to Wothorpe and that prompted the need for planning policy SA19; as whilst the village did not have the qualities that would justify Conservation Area status it did have qualities that were worthy of protection.

It is considered that in this case, where there are no examples of backland development from the entrance to the village, policy SA19 is of particular relevance as this area characterises the special qualities of this part of the village. The policy is not so easily applied when proposals are submitted for new development where the site is surrounded by examples of 'backland' and 'infill' development, however this is not the case here.

In addition, whilst each application is judged on its merits it is considered that the proposal, if approved, would set an undesirable precedent for other similar proposals for further backland development in the immediate area with the result that the character of this part of the village and its assimilation with the semi-rural location being progressively eroded.

The supporting statement refers to the extant consent for a bungalow between the host dwelling and Windy Ridge and that the principle of the subdivision is already established for the site. It is considered that whilst the bungalow has no architectural merit it would be infill development and its position would be more in keeping with the linear form of development along this part of Wothorpe. As stated above the approval of the bungalow was approved many years ago and at a time where there was no special protection for the village; it is unlikely that were the scheme to be under consideration today it would not be supported by Officers of the Local Planning Authority.

It is considered that the backland development would be detrimental to the pattern of development in this part of Wothorpe which has so far avoided backland development and would diminish the special low density character and appearance of this part of Wothorpe. The Wothorpe policy VDS6 within the Design and Development in Selected Villages SPD states inter alia, that '*attention should be given to the relationship of the new buildings to views and vistas*' and this is appropriate here.

The proposal is therefore contrary to policy SA19 of the Adopted Peterborough Site Allocations DPD, Policy CS20 of the Adopted Peterborough Core Strategy DPD, section 6 of the National Planning Policy Framework and to the advice within the Design and Development in Selected Villages SPD.

c) Neighbouring Amenity

The dwelling would be positioned to the far rear of the site within 1.5m - 2.6m of the shared boundary to the south east. The neighbour's land to the north east of the site 'Windy Ridge' wraps around the application site to the rear. The former scheme proposed windows within the rear roof slope. These windows would have been the only window serving two bedrooms. While it is accepted that this land to the rear is not the neighbours' immediate private amenity space, the proximity of the dwelling and first floor windows would have resulted in overlooking to the neighbouring land which is not acceptable.

The revised scheme has removed first floor windows within the rear roof slope and high level roof lights are now proposed within the rear roof slope. The rooflights would be above 1.7m of the floor level of the room in which they serve. This is considered to be a height which be above eye level and would avoid direct views from the window. It is proposed therefore that the rooflights would be openable and clear glazed and it is considered that this would be acceptable. In the event that this application is approved it is reasonable to append a condition to remove permitted development rights to avoid any additional windows to be inserted in to the rear roof slope.

The dwelling would be positioned on higher land to the host dwelling at Corbar, however there would be some 30m separation between the host dwelling and the core element of the proposed dwelling. This is with the exception of a forward projecting element of the proposed dwelling which would serve a bathroom, the separation distance is reduced to 23m, however this is still considered an acceptable distance and therefore the proposal would not result in overlooking between the existing and proposed dwelling.

The dwelling would be positioned 1.7m from the shared boundary to the north west 'Windy Ridge' and would lie adjacent to the rear garden of this neighbouring property. Whilst there would be some overshadowing caused by the proposed dwelling to the neighbouring garden, this is not considered to be unacceptable.

There are no windows serving the first floor of the side elevation to the dwelling and therefore there would be no overlooking to the occupiers of 'Windy Ridge'.

The dwelling would be positioned 12m from the south west boundary of the site, beyond which is the grassed public right of way (former Ermine Street) which separates the site from the Maltings to the west. It is therefore not considered that the dwelling would have any adverse impact on the neighbouring development to the south west.

The revised scheme has addressed refusal reason 2 of the former scheme and the proposal would accord with policy PP3 of the Adopted Peterborough Planning Policies DPD and policy CS16 of the Adopted Peterborough Core Strategy DPD.

d) Residential Amenity

The proposal would provide a good level of amenity for the future occupiers in terms of layout and available natural lighting, private amenity space and parking. A bin collection point would need to be provided along the access drive as the dwelling would be too far from the road for operatives to collect from the dwelling. These could be secured by condition.

It is considered that the development would provide a good level of amenity for the future occupiers of the development and hence the proposal accords with policy PP4 of the Adopted Peterborough Planning Policies DPD.

e) Design Amenity

The dwelling would have a ridge height of 7.3m with an eaves line of 2.5m and would have a footprint of approximately 191m² with integral garage.

The building would be construction in blue brick to plinth level with white rendered walls under blue fibrous slate roof. The windows would be grey aluminium.

The building design incorporates significant areas of glazing for example at the entrance to the dwelling and multi storey glazed area within the south west elevation.

It is proposed that a boundary wall would be erected between the two properties which would return along part of the access when it would be replaced by a 1.8m high fence lowering to a 1.2m high fence at the point where it reaches the front of Corbar.

The Design and Access Statement refers to the '*vast array of types, scale, siting, materials and design all to the specific taste of the plot owners in fashionable styles. With bungalows next to two storeys, mansard roofs opposite formal hips, render adjacent brick and timber boarding, high level boundary walls with setback buildings next to hedged boundaries and roadside buildings.*'

It is considered that Wothorpe does not have a specific building style that can define its character, rather in terms of design and style individual developments are unique and the settlement comprises an eclectic mix of development styles. Therefore there is no objection to the proposed design per se; and as stated in the above section it is the principle of the development which is not supported.

f) Landscaping

As stated above the site contains a number of mature trees and shrubs. A tree survey supports the application. The proposed would require the removal of 3 cat B trees. The Tree Officer's view is that their removal is justified on the basis that there will be no loss of public amenity and the impact would be low. Mitigation could be provided by an appropriate landscaping scheme in accordance with policy PP16 of the Adopted Peterborough Planning Policies DPD.

Notwithstanding the fact that the trees are not worthy of protection due to their lack of public amenity value the position of the dwelling would result in the loss of views of the verdant backdrop as discussed above.

g) Ecology

The proposed development is located in close proximity to Burghley Park County Wildlife Site, however it is the Wildlife Officer's view that the proposal is unlikely to have an impact upon the features for which this site has been designated a County Wildlife Site.

The proposal includes the removal of trees which may support nesting birds and therefore if the recommendation is to approve the scheme a bird nesting informative would be appended to advise that no trees should be removed during the bird nesting season unless a survey is undertaken to ensure there are no nesting birds present.

To mitigate for the loss of potential nesting habitat, it would also be reasonable to provide a range of bird nesting boxes to cater for a range of different species.

It is not considered that the proposal would result in any adverse implications for the biodiversity of the site in accordance with policy PP16 of the Adopted Peterborough Planning Policies DPD.

h) Highway Implications

The proposal would provide an independent access from First Drift which is an un-adopted road. The access would be a minimum of 3.7m in width with wider sections allowing two vehicles to pass. The proposals shall not impact upon the nearest publicly maintained highway and therefore the Local Highways Authority raises no objections to the scheme.

4 parking spaces would be available within the site; two within the garage and two parking spaces. There would also be space for vehicles to turn within the site. The LHA has recommended that these spaces are retained.

It is considered that the proposal would not result in any adverse highway implications and would accord with policies PP12 and PP13 of the Adopted Peterborough Planning Policies DPD.

i) Archaeology

The proposed development site is located in close proximity to the line of the Roman road known as Ermine Street. Although unscheduled, this road is regarded as a monument of national importance by Historic England. Remains of the road make-ups/*agger* and/or associated side ditches may survive within the proposed development site. If present, remains are expected to survive in good conditions of preservation. In accordance with policy CS17 of the Adopted Peterborough Core Strategy should the recommendation be to approve the scheme it is recommended that an evaluation by trial trenching be undertaken which could be secured by condition.

6 Conclusions

The proposal is unacceptable having been assessed in light of all material considerations, including weighing against relevant policies of the development plan and for the specific reasons given below.

7 Recommendation

The Director of Growth and Regeneration recommends that Planning Permission is **REFUSED**

- R1 The application site is located close to the entrance of the village of Wothorpe and contains an attractive dwelling, set on a large plot with dense landscaping particularly to the rear. The verdant site makes a positive contribution to the character and appearance of the designated Special Character Area of Wothorpe. The proposal would result in the subdivision of the plot and the erection of a new dwelling to the rear. The backland development would be detrimental to the pattern of development in this part of Wothorpe which has so far avoided backland development and would diminish the special low density character and appearance of this part of Wothorpe. The proposal is therefore contrary to policy SA19 of the Adopted Peterborough Site Allocations DPD,

Policy CS20 of the Adopted Peterborough Core Strategy DPD, section 6 of the National Planning Policy Framework and to the advice within the Design and Development in Selected Villages SPD.

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