



Proposed Replacement Dwelling
Planning and Design & Access
Statement

17 Broad Drove
Wisbech
PE14 0RW



August 2023

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Report Ref. 478 – Planning and Design & Access Statement

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1 Site Location and Description

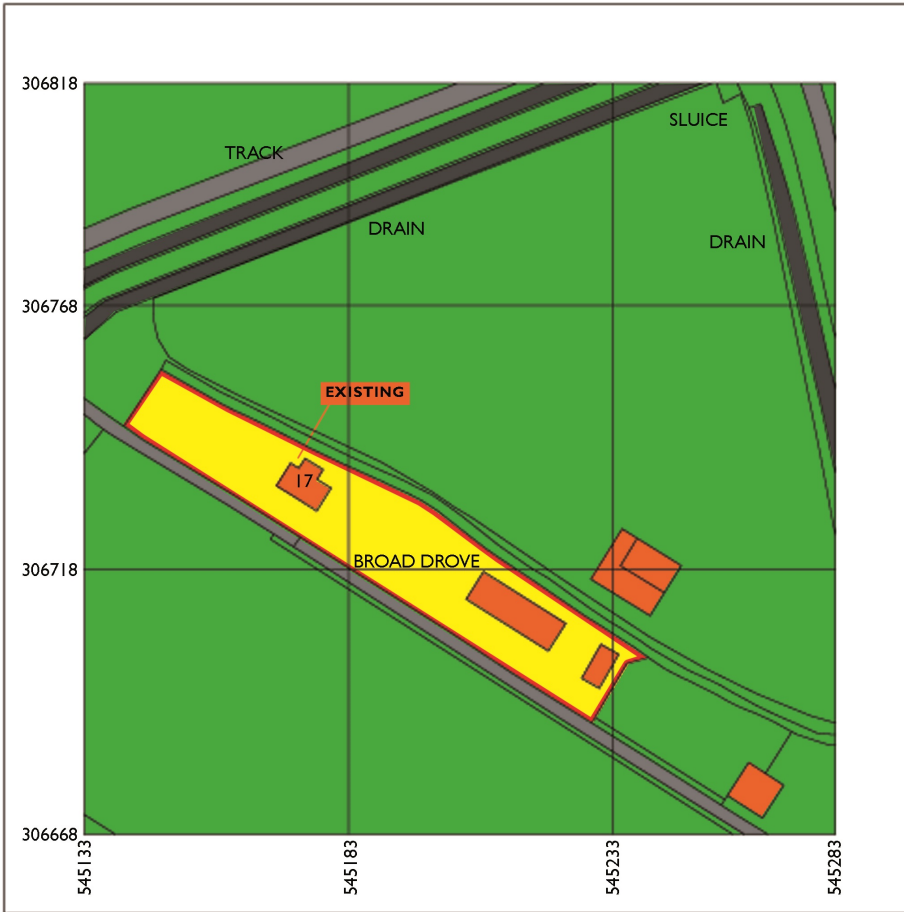
- 1.1 The application site is edged red and is shown on the aerial photograph below. The site lies on the north side of Broad Drove and is located approximately 970m south west of the edge of the main built up area of Wisbech. The site is located on the edge of a loose cluster of dwellings and buildings, situated on the north side of the lane, surrounded by countryside.



- 1.2 The application site, 17 Broad Drove, Wisbech, contains a two storey cottage with a single storey extension with flat roof. The property is located at the eastern end of Broad Drove, an unadopted road, accessed off Redmoor Lane to the east, or the continuation of Broad Drove to the west and the A47. The lane providing access to other dwellings and businesses.
- 1.3 The site is surrounded on three sides by agricultural and horse paddocks, with stables. To the east are two dwellings houses, located on the junction of Broad Drove and Redmoor Lane.



- 1.4 The existing building has little architectural merit. The site has the potential to accommodate a far more attractive replacement home which will benefit from modern flood mitigation measures which cannot be retrofitted to the existing property. The proposed replacement dwelling is an opportunity to plan positively.





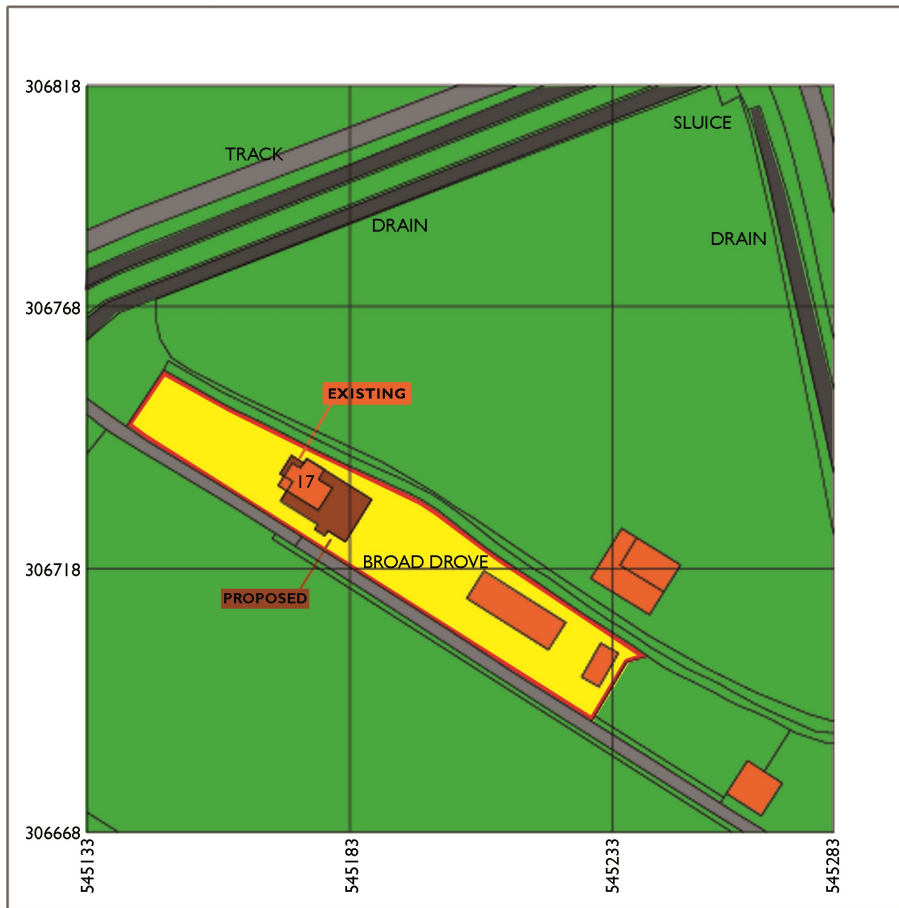
- 1.5 While the building has been maintained and is structurally sound, it is in need of modernising and updating to provide living accommodation to meet modern standards. The existing property provides accommodation that is severely constrained in terms of floorspace. When compared to the Government's National Described Space Standards (2015) the existing building is a 2 bedroom 3 person bungalow is below the minimum standard. Not only in terms of the overall internal floorspace being below the minimum standard of 61 sq m, but also the main bedroom is below the minimum.

2 Proposal

- 2.1 The proposal is for the replacement of the two storey property with a single store extension. Careful consideration has been given to the height of the proposed dwelling, bearing in mind the nature of the existing house. The utilisation of using rooms in the roof has enabled the ridge height to be kept low at 6.6m and the eaves at 2.8m above ground level.



- 2.2 The siting for the replacement dwelling would be in the position of the existing dwelling, albeit a larger footprint.



- 2.3 The proposal includes on the ground floor the kitchen, utility lounge, dining room, sun room, bedroom with en-suite, and family bathroom. The first floor includes 3 further bedrooms, one with en-suite.
- 2.4 The external material finishes would be rendered to the ground floor wall and dormer windows, with an artificial slate or grey concrete tile on the roof.

3 Application Submission

- 3.1 This statement should be read in conjunction with the other documents that have been submitted alongside the planning application including:
- This Planning and Design & Access Statement
 - Drawing No. HPD01 Proposed Elevation 1

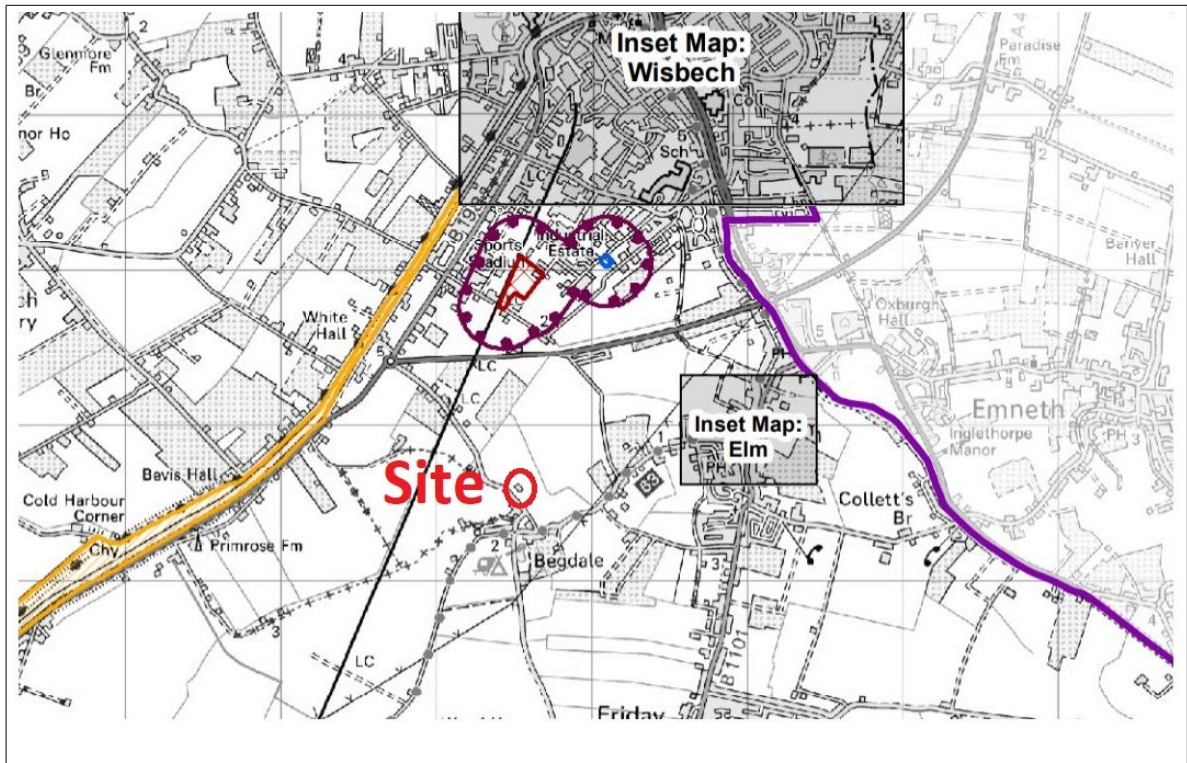
- Drawing No. HPD02 Proposed Elevation 2
- Drawing No. HPD03 Proposed Ground Floor
- Drawing No. HPD04 Proposed First Floor
- Drawing No. HPD05 Typical Section
- Drawing No. HPD06 Front View 3D
- Drawing No. HPD07 Rear View 3D
- Drawing No. JH001 Block Plan – Proposed
- Block Plan - Overlay
- Ordnance Survey Site Location Plan
- Photo-Sheet of Existing Dwelling
- Floor Risk Assessment - Ref. 3211-RE-05-23-01, May 2023
- Biodiversity Checklist – Minor Development

4 Planning Policy

- 4.1 Section 38(6) of The Planning and Compulsory Act 2004 requires that decisions on planning applications must be made in accordance with the adopted Development Plan unless material considerations indicate otherwise.

The Fenland Local Plan (2014)

- 4.2 The Fenland Local Plan was adopted in 2014, an extract from the Proposal Map is shown below.



- 4.3 The relevant planning policies for this application are found within policy LP12, while the supporting paragraph 4.7.5 states

“The replacement of dwellings in the countryside may be acceptable provided that the form, scale and character relates acceptably to the site and its setting within the wider landscape, as well as the criteria set out in Policy LP4. An enlargement of the original dwelling may be acceptable but, as a guide, should not significantly exceed the volume of the dwelling to be replaced.”

- 4.4 Part C of policy LP12 (Rural Area Development Policy) provides the criteria for assessing proposals for the replacement of existing dwellings:

The replacement of a dwelling which is located outside, or not adjacent to, the developed footprint of a settlement will be supported where all of the following are met:

- (a) The residential use of the original dwelling has not been

abandoned; and

(b) The original dwelling is not important to retain due to its character and/or contribution to the landscape; and

(c) The original dwelling is not a temporary or mobile structure, such as a caravan; and

(d) It is of a design appropriate to its rural setting; and

(e) It is of a similar size and scale to the original dwelling; and

(f) It is located on the footprint of the original dwelling unless an alternative position within the curtilage would enhance the setting of the building on the plot and have no adverse impact on the wider setting.

4.5 The property is located in an area identified by the Environment Agency as liable to flooding from the river. Consequently, Policy LP14 is applicable to the proposal. In respect of flood risk, Part B of the policy states:

“The granting or refusal of planning permission on sites will be informed by:

Fenland Detailed Stage 2a Water Cycle Study [2011]

Fenland Level 1 SFRA (District Wide) [2011]

Fenland Level 2 SFRA (Wisbech) [2012]

Cambridgeshire Surface Water Management Plan [2011]

Middle Level Strategic Study [2004]

Any subsequent additional or updated SFRAs, Surface Water Management Plans, Catchment Studies, and Water Cycle Studies

Any national advice in force at the time

All development proposals should adopt a sequential approach to flood risk from all forms of flooding. Development in areas known to be at risk from any form of flooding will only be permitted following:

(a) the successful completion of a sequential test (if necessary), having regard to 66 actual and residual flood risks

(b) an exception test (if necessary),

(c) the suitable demonstration of meeting an identified need, and

(d) through the submission of a site specific flood risk assessment,

demonstrating appropriate flood risk management and safety measures and a positive approach to reducing flood risk overall, and without reliance on emergency services.

In addition to the requirements of the NPPF and associated technical guide, all applications for relevant developments must include a drainage strategy to demonstrate that:

- (a) suitable consideration has been given to surface water drainage;
- (b) appropriate arrangements for attenuating surface water run-off can be accommodated within the site; and
- (c) issues of ownership and maintenance are addressed. For foul drainage private infrastructure managed by residents groups or management companies should be avoided."

The Consultation Draft Fenland Local Plan (2022)

4.6 The current draft Local Plan is at Regulation 18 stage, whereby policies and proposals are subject to change and only limited weight can be attached in the decision making process.

4.7 Part B of the Draft Local Plan policy L18 (Development in the countryside) continues with the basic criteria of the current local plan policy, but also recognises that modern homes need to be large than the older cottages they are replacing, to meet modern living and space standards:

d. the building is not in such a state of dereliction or disrepair that significant reconstruction requiring planning permission would be required; and

e. there are no fundamental constraints to deliver the site, or significant harm arising.

Planning permission for the replacement of an existing dwelling in the countryside with a new dwelling will be supported if:

f. the residential use of the original dwelling has not been abandoned; and

g. the original dwelling is not of any architectural or historic merit and it is not valuable to the character of the settlement or wider landscape; and

h. the original dwelling is a permanent structure, not a temporary or mobile structure.

Provided that criteria d to f can be met, any replacement dwelling should be:

i. of an appropriate scale to the plot and its setting in the landscape; and

j. of a design appropriate to its setting; and

k. located on the site of the original dwelling, unless an alternative suitable position exists within the existing residential curtilage, in which case the existing dwelling will be required to be completely removed immediately.

Proposals for large prestige homes will be encouraged where they meet the above criteria.

National Planning Policy

- 4.8 The heart of the NPPF is set out within Paragraph 11, which stresses the presumption in favour of sustainable development. In decision making, this means:

Approving development proposals that accord with an up-to-date development plan without delay; or

Where there are no relevant development plan policies, or the policies which are more important for determining the application are out-of-date, granting permission unless:

- i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole."

- 4.9 Paragraph 47 reaffirms the statutory requirement for decisions to be made in accordance with the Development Plan, unless material considerations indicate otherwise. Decisions on applications should also be made as quickly as possible and within statutory timescales unless a longer period has been agreed by the applicant in writing.

- 4.10 As far as the weight to be attached to an existing development plan is concerned, the NPPF states in paragraph 219 that:

"Due weight should be given to them [existing policies] according to their degree of consistency with this Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given)".

- 4.11 Paragraph 7 of the NPPF advises that the purpose of the planning system is to contribute to the achievement of sustainable development.

- 4.12 Paragraph 8 details that there are three overarching objectives to achieving sustainable development which are interdependent. These objectives are:

"a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and

c) an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.”

4.13 Paragraph 9 details that these objectives should be delivered through the preparation and implementation of plans and the application of the policies in this NPPF; they are not criteria against which every decision can or should be judged. Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area – therefore decisions for each development should be dependent on the case at hand.

4.14 Paragraphs 10 and 11 state that at the heart of the NPPF is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking. For decision-taking, this means:

“c) Approving development proposals that accord with an up-to date development plan without delay, or

d) Where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of date, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole (paragraph 11).”

4.15 Section 5 of the NPPF supports the Government’s objective of significantly boosting the supply of housing. In this respect, Paragraph 60 details that it is important that a sufficient amount and variety of land can come forward where it is needed.

4.16 Paragraph 62 adds that the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies (including, but not limited to, those who require affordable housing, families with children, older people, students, people with disabilities, service families, travelers, people who rent their homes and people wishing to commission or build their own homes).

4.17 Section 11 promotes the effective use of land and, in this respect, Paragraph 119 details that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.

- 4.18 Paragraph 126 identifies that "Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities".

National Design Guide

- 4.19 The Guide covers many aspects of the design process and considerations, but on the issue of healthy and comfortable environments, it states:

"Well designed homes and buildings are efficient and cost effective to run. They help to reduce greenhouse gas emissions by incorporating features that encourage sustainable lifestyles. They have good ventilation, avoid overheating, minimise sound pollution and have good air quality, while providing comfort and personal control for their users."

Pre-Application Consultation

- 4.20 Pre-application consultation identified the relevant policies and offered support to the proposal in principle.

5 Case in Support of the Proposal

Principle of Development

- 5.1 The application properties are for the replacement of a small rural cottage, which has received a flat roofed extension in the past.
- 5.2 Policy LP12 of the adopted 2014 Local Plan sets out various criteria, centred on the existing building being habitable, and the replacement being appropriate for the site and in terms of scale and lack of impacts. Paragraph 4.7.5 of the supporting text makes reference to the size of the replacement dwelling, "an enlargement of the original dwelling may be acceptable but, as a guide, should not significantly exceed the volume of the dwelling to be replaced", with criterion (e) of Policy LP12 stating the proposed dwelling should be of a similar size and scale. Whereas, the replacement draft local plan provides for replacement dwellings that are "appropriate to the plot".
- 5.3 In respect of the size of the replacement building, it is larger than the existing cottage because of the need to meet the demands of modern family living, and the space standards. This is considered to be a reasonable enlargement over the size of the current property.
- 5.4 There is the option of extensions to the existing dwelling. Under the provisions of the General Permitted Development Order Part A.1 detached residential dwellings benefit from generous permitted development rights and can be extended to the side or rear without the need to obtain planning permission provided certain criteria are met. The existing dwelling would meet all the specified requirements in order to construct rear extensions of this scale, across the existing dwelling, and could therefore be enlarged quite significantly without the need for planning permission. Arguably this would not be the most efficient, effective or appropriate approach to upgrading the properties and providing the additional accommodation required. Extending the properties by utilising the permitted development rights would not improve the appearance of the existing dwelling.
- 5.5 There are, therefore, significant material considerations to indicate a larger property than policy LP12 (e) would normally allow, should be permissible to achieve a moderately sized family houses.
- 5.6 The design of the house, utilising rooms in the roof, will enable the ridge height to be kept lower than a 2 storey dwelling, will offering an element of accommodation at first floor level. The materials proposed for the replacement dwelling would be appropriate for the area.
- 5.7 The proposed property can be amply accommodated within the existing site without detriment to neighbouring properties or the appearance of the surrounding area.
- 5.8 Turning to the specific criteria of Local Plan policy LP12:
 - (a) The residential use of the original dwelling has not been abandoned; and
 - (b) The original dwelling is not important to retain due to its character and/or contribution to the landscape; and

(c) The original dwelling is not a temporary or mobile structure, such as a caravan; and

(d) the proposed design is appropriate to its rural setting; and

(e) It is of a similar size and scale to the original dwelling; and

(f) It is located on the footprint of the original dwelling unless an alternative position within the curtilage would enhance the setting of the building on the plot and have no adverse impact on the wider setting.

5.9 In respect of the requirements of draft local plan policy L18, the proposed replacement dwelling meets the following criteria;

(d) the existing dwelling is not derelict and not in a state of disrepair;

(e) there are no fundamental constraints to the delivery of the proposal;

(f) the residential use has not been abandoned;

(g) the existing building is not of architectural or historic merit, and does not contribute to the landscape character of the area;

(h) the existing property is a permanent structure;

(i) the scale of the replacement building, while meeting modern space standards and the needs of family living, is appropriate to the plot and its setting in the landscape;

(j) the proposal is an improved design on the existing building with its extension. As such the design and character of the new build would be sympathetic to the surrounding area; and

(k) the replacement dwellings would be adjacent to the siting of the existing bungalow.

5.10 It is considered there are significant material considerations to demonstrate that strict adherence to all the policy requirements would not serve the purpose of proper planning. It has been demonstrated that the proposed development more than adequately meets all but one of the requirements of the adopted policy LP12, but fully compliance with the emerging local plan policy L18. The design of the existing property is nondescript and bland, especially with such a large flat roof single storey extension being added in the past. The accommodation it provides falls significantly short of the requirements of modern day living. The property is in need of modernising and extensions will not offer a satisfactory solution, both in terms of the accommodation and also the aesthetics of the building. Consequently, the replacement dwelling will vastly improve the appearance over that of the existing property. The design of the dwelling will also reflect the character and design of more traditional properties in the vicinity of the site.

Flood Risk

- 5.11 The application site falls within Flood Zone 3a
- 5.12 Additionally the overtopping mapping in the 2012 SFRA shows that the site would not be affected during the present day 1 in 200 year event and present day 1 in 1000 year event. The site would also not be inundated during the climate change 1 in 200 year event and climate change 1 in 1000 year event.
- 5.13 The site is at risk during a breach event and the flood level at the site has been estimated to reach 2.16m AOD during the design climate change 1 in 200 year event and extreme climate change 1 in 1000 year event.
- 5.14 The proposed use is identified as a 'vulnerable' use in areas of flood risk, as defined in the planning practice guidance table identifying flood risk vulnerability classification (paragraph 066). This is essentially as a consequence of the nature of the intended use being for residential in an area that is already at risk from flooding. However, as a replacement dwelling, the case is being made that there is an enhancement to safety and reduction of risk from flooding to future residents, that would be over and above those than can be retro-fitted to the existing house. The intention is for there to be flood resistance and resilience measures built into the new property, thereby offering a clear benefit.
- 5.15 The ground floor level of the replacement dwelling will be set at 2.16m AOD and above the flood level thus providing safe refuge and no internal flooding. A warning and evacuation strategy has been developed within the submitted FRA.
- 5.16 The pre-application consultation received the following comments in respect of flood risk:
- "Any application would need to be accompanied by a Flood Risk Assessment however as the proposal would be for a replacement dwelling the sequential test would be considered met. Appropriate floor levels would need to be appropriately considered and stated. Suitable flood mitigation measures would need to be considered and stated."*
- 5.17 Safe access/egress can be achieved during the peak of the overtopping and breach events.
- 5.18 It is considered that there is a low risk of groundwater flooding at the site from underlying deposits. There is a very low surface water flooding risk.

Design

- 5.19 Through the use of an attractive pallet of materials and finishes, with the strong design approach, this proposal will make a positive contribution to the surrounding area in comparison to the existing dwelling.
- 5.20 Careful consideration has been given to the height of the proposed dwelling, bearing in mind the nature of the existing house. The utilisation of using rooms in the roof has enabled the ridge height to be kept low at 6.6m and the eaves at 2.8m above ground level.

Surface Water Drainage

- 5.21 The existing drainage system would be investigated to check its adequacy for receiving the surface water run off from the proposed house. If new soakaways are required, these will be provided. The proposed house does not therefore give rise to surface water drainage concerns.

Residential Amenity

- 5.22 The layout and orientation of the proposed dwelling would not adversely affect or impact on the amenities of the neighbouring property. Given the size of the site, the proposal will not result in over-development.

Landscape Impact

- 5.23 The existing landscape features, which include trees and hedging along the rear boundary to the site would provide a screen and backdrop in order to ensure that the proposal would integrate into its context. Overall, the impact would only be marginally more than the existing property and not so significant to be of detriment.

Sustainability/Energy

- 5.24 Paragraph 8 of the NPPF supports the transition of development to a low carbon future. The national Code for Sustainable Homes has now been abolished; however it is proposed that the development would conform to Part L of the Building Regulations which as of 2010 requires a 25% reduction in carbon emissions over the 2006 standards. This is equivalent to Code level 3 of the Code for Sustainable Homes. By way of contributing to the reduction in carbon, the proposal would also achieve current building construction standards with added sustainability measures through;

- a) The limitation of the amount of inherent material, structure and embodied energy through the employment of good building standards to create an excellent SAP rating;
- b) Use of locally sourced, recycled materials and labour where practicable
- c) Maximizing the use of natural light
- d) Reduced internal water consumption of 110 litres per person per day through the incorporation of water efficient sanitary fittings, including low flow toilets and water efficient taps for wash basins.
- e) Refuse, recycling and composting facilities to be provided to work with the Council's existing waste and recycling collection service.
- f) 'A' rated electrical appliances and energy saving light fittings
- g) 'A' rated double glazed windows with natural cross ventilation provision
- h) Water butts fitted to the rainwater down pipes for watering the garden
- i) Recycling of waste construction materials where practicable

6 Conclusion

- 6.1 The existing detached property is sited within a large rectangular plot with the main orientation being along Broad Drove. The property is in need of significant modernising and upgrading in order to provide accommodation that meets the requirements of modern day living to an acceptable standard.
- 6.2 The proposed replacement dwelling creating one-and-half storey, four bedroom property, that can be successfully achieved on the site without detriment to the adjoining property or to the character of the area; it would be far more aesthetically acceptable than the existing extended building that occupies the site, and also would provides an improved appearance on the existing cottage simply adding further extensions.
- 6.3 The accommodation provided would meet current space standards for family living.
- 6.4 The proposal is therefore considered to comply with sustainability objectives.
- 6.5 The proposal represents the most efficient use of the site compared to extending the property on the ground floor using permitted development rights. Plus offering enhanced flood mitigation measures.
- 6.6 The proposed development is CIL liable, however, a CIL exemption applies for a self-build proposal, which this scheme would accord with.
- 6.7 This statement has demonstrated that the proposed development is acceptable in principle and makes an efficient use of land.
- 6.8 The pre application consultation has given support to the proposal in principle.
- 6.9 Material planning considerations have been carefully considered and analysed, as evidenced in section 5 of this statement. It is considered the proposed development would improve housing stock without adverse effect on the character of the area or the amenity of neighbouring residents.
- 6.10 Overall, the proposed complies with relevant Development Plan Policies, in particular the proposal meets most the requirements of Local Plan policy LP12 and where it does not exactly meet criterion (e) there are material reasons why this would be acceptable. It is further supported by National Guidance. Therefore, it is respectfully requested to support the proposal.