

Planning Committee – 13th April 2021

Application No. 20/02203/REM - Canine Cottage, Nether Hill, Gestingthorpe

Statement by Councillor David Smith – Chairman, for Gestingthorpe Parish Council

Outline approval was granted on 17th August 2020, for the erection of 1 dwelling and garage with all matters reserved. The application was silent on the frontage and depth of the site, although it included an indicative front elevation. The PC submitted the following comments: -

This is an outline planning application for a single dwelling, with all matters reserved, on what appears to be a relatively small site.

There are no plot dimensions on either the application form or the site plan making it difficult for the Parish Council to make informed comments on the proposal.

Bearing this in mind, we suggest that in this instance a full detailed planning application, to include details for foul and surface water drainage, would be more appropriate.

The neighbour from Hillcrest also submitted a similar objection.

The application before you now is for the approval of all reserved matters. The PC submitted the following comments: -

REFUSAL on the grounds of over development. The design is “suburban”, it is not in keeping with the character of the properties either side, the ridge line is considerably higher and if approved will be a blot on Neither Hill.

The neighbour from Hillcrest has also submitted a further objection.

The proposal does not accord with Policy RLP90 which requires designs to recognise and reflect local distinctiveness in term of scale, density, height and massing of buildings.

From the drawings submitted, the site has a frontage of 10.55m (34’6”) which is extremely narrow in this rural location. The scale, density, height and mass of the proposed dwelling does not reflect the adjoining properties and the ridge is 0.7m (2’ 3”) higher than the adjoining properties.

The existing access serving Canine Cottage is to be widened to serve both properties. We have concerns over the practicalities of the access. From the drawings submitted, the access to the new build is only 2.42m (8’) wide to the side of the property, increasing to 2.9m (9’ 6”) to the front of the garage. Vehicles will find it difficult to enter and leave the site in reverse gear. We fear this will lead to vehicles being parked on the verge on the opposite side of the road, destroying the verge and rutting the edge of the carriageway.

The application makes reference to a new dwelling on the plot adjoining Boulders. This has a frontage of 15.5m (50'), the front wall is set back almost to the line of the rear wall to Boulders and adjoins open farmland. Hardly a suitable comparison.

In summary, this is clearly overdevelopment of a small infill plot where a more modest dwelling reflecting the character of the adjoining properties would be more in keeping. In essence, you can't pour a quart into a pint.

David Smith
Chairman Gestingthorpe Parish Council