

F/YR12/0113/F

13 February 2012

Applicant : Mr J Langley

Agent : Mr A Halmshaw

23 Larham Way, Chatteris, PE16 6PH

Erection of a 2-storey side extension and single-storey side and rear extension and conversion of garage to form additional living accommodation to existing dwelling

This proposal is before the Planning Committee due to it being called in by Councillor Mrs Newell.

1. SITE DESCRIPTION

The site is located in a residential part of Chatteris, to the north-west of the town centre, which was built in the late 1980s/early 1990s. The application site comprises a 4-bed detached dwelling which is positioned at the very end of Larham Way, adjacent to the northern entrance to Kingsfield Primary School. The school grounds, which includes a small parking area, abuts the southern boundary to the application property. A residential parking court adjoins the eastern (rear) site boundary and residential properties lie to the north and west.

The application property comprises a two-storey dwelling with a single storey garage attached to the northern gable end. There is also a single-storey conservatory extension to the rear. It currently has a parking space in the garage and 2 parking spaces on the forecourt.

2. HISTORY

Of relevance to this proposal is:

- | | |
|--------------|---|
| F/11/0990/F | - Erection of a 2-storey and first floor side extension and single-storey rear extension and conversion of garage to form additional living accommodation to existing dwelling – Withdrawn 13/02/2012 |
| F/1147/87/RM | - Erection of 62 Houses & Garages – Granted 13/09/1988 |

3. CONSULTATIONS

Parish/Town Council:

Members recommend refusal as they are concerned about the size of the proposed extension and request that FDC's planning committee hold a site meeting.

Local Highway Authority (CCC)

No highway implications.

Property (FDC)

Awaited

Local residents/interested parties: None received

4. POLICY FRAMEWORK

FDWLP Policy

E8 - Proposals for new development should:
- allow for protection of site features;
- be of a design compatible with their surroundings;
- have regard to amenities of adjoining properties;
- provide adequate access, parking etc.

E9 - Proposals for the alteration or extension of existing buildings should respect the scale and character of existing buildings, use matching materials, have regard to the amenities of adjoining properties and provide adequate parking and amenity space in accordance with the Council's adoptable standards .

TR3 - Proposed developments will normally be required to provide adequate car parking in accordance with Council's approved parking standards.

East of England Plan

ENV7 - Quality in the Built Environment

Planning Policy Statements

PPS1 - Delivering Sustainable Development

PPS3 - Housing

PPG13 - Transport

5. ASSESSMENT

Nature of Application

The current application is a re-submission of an earlier proposal which was withdrawn at your planning officer's request due to concerns; relating to the size of the proposed extensions, the appearance in the street-scene and the impact on the amenities of a neighbouring property.

An amended application has now been re-submitted addressing these concerns. It now seeks full planning permission for a reduced size of development as follows:

- a two-storey side extension, projecting 2.4 m to the south of the existing side gable wall

- a single storey rear extension projecting between 2.8m and 4.5m to the rear, across the whole of the rear of the existing house (following the demolition of the existing conservatory)
- the conversion of the existing garage into a family room.

The proposal will provide additional and enlarged rooms on the ground floor, plus an additional bedroom and shower room above.

The application is considered to raise the following key issues;

- Principle of Development and Policy Implications
- Design & Appearance
- Amenity
- Access and Parking

Principle of Development and Policy Implications

The extension of existing residential properties is normally acceptable in locations within the DAB, subject to compliance with Policies E8, E9 & TR3 relating to; design and appearance, the impact on adjoining residential amenities and ensuring that satisfactory access and parking is provided. These matters are discussed below.

Design & Appearance

The design of the proposal has now been amended and reduced in size. The first floor projection that was proposed above the existing garage has now been deleted from the current scheme – this along with the other side extension in the previous scheme in effect filled the whole of the plot with no gaps or visual relief. The revised scheme now retains the larger gap between the north gable wall of the application property and No. 21 Larham Way to the north, which is considered to result in built development that is now more balanced, in relation to adjoining houses in this part of Larham Way.

The two-storey side extension is set back from the main house frontage, to provide a more subservient appearance to the main dwelling, which will again help to improve its appearance in the street-scene.

It is considered that the revised proposal is now acceptable in design terms and is thus considered to comply with Policies E8 & E9 of the Local Plan.

Amenity

Concerns were previously raised regarding the impact of a proposed first floor extension above the existing garage, which was considered to have too great an impact on the amenities of No. 21 Larham Way by reason of building massing on the boundary and loss of light. These concerns have now been removed by the deletion of this element from the proposal.

There are no other concerns regarding impact on amenity, given the position of the house in relation to its surroundings. It is, therefore, considered that the revised proposal is now acceptable on amenity grounds and is thus considered to comply with Policies E8 & E9 of the Local Plan.

Access and Parking

The proposal will lead to the loss of one parking space in the garage, but two off-road spaces are retained and an additional space is proposed to be provided on the property frontage. This provision would comply with the Council's adopted parking standards, and it is important that it is achieved given the on-street parking problems that have been experienced in Larham Way close to the school entrance.

CCC (Highways) has raised no objections to the access and parking arrangements for this proposal. It is, therefore, considered to comply with Policy TR3.

Conclusion

The revised scheme has been amended, following discussions with your planning officers and is now considered to be acceptable in terms of its design and appearance, impact on the amenities of neighbouring properties and parking provision.

6. RECOMMENDATION

Grant subject to suitable conditions

- 1. The development permitted shall be begun before the expiration of 3 years from the date of this permission.**

Reason - To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2. The extensions and alterations to the external elevations of the building hereby approved shall be finished externally in materials to match the existing building, unless the Local Planning Authority otherwise agrees in writing prior to commencement of development.**

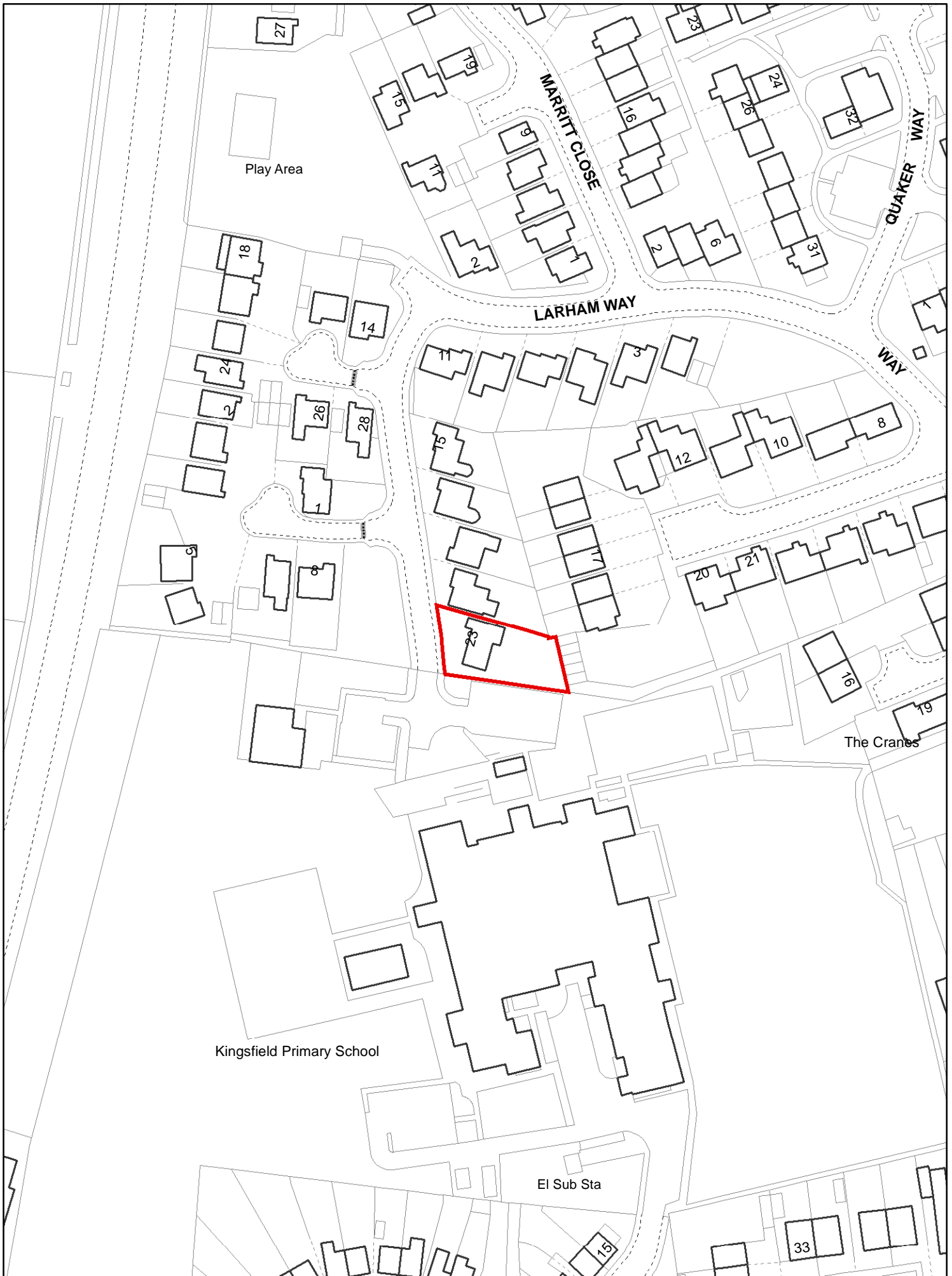
Reason - To safeguard the visual amenities of the area.

- 3. Prior to the first occupation of the development hereby permitted, the proposed on-site parking spaces shown on the submitted plans shall be demarcated, levelled, surfaced and drained in accordance with the approved plans. Thereafter, these spaces shall be permanently retained and available for the parking of vehicles of residents/occupiers of the dwelling, and shall not be used for any other purpose.**

Reason - In the interests of highway safety to ensure that satisfactory off-road parking is provided.

- 4. No further windows apart from those shown on the submitted drawings shall be inserted in the northern or southern gable elevations of the proposed extensions.**

Reason – In the interests of the amenities of adjoining residential properties.



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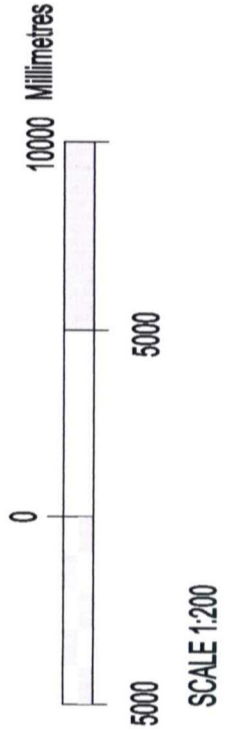
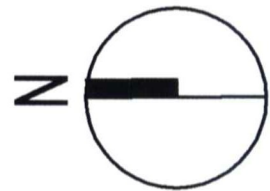


Site Plan 1:200

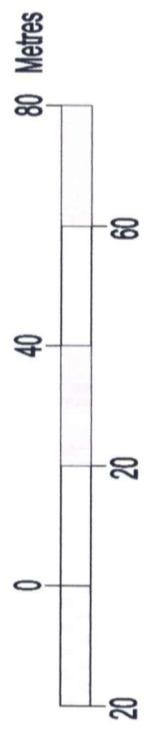
23 Larham Way Chatteris - Proposed Extension Site Layouts

PROJECT No: 1003
DRAWING No: AK0001 P01

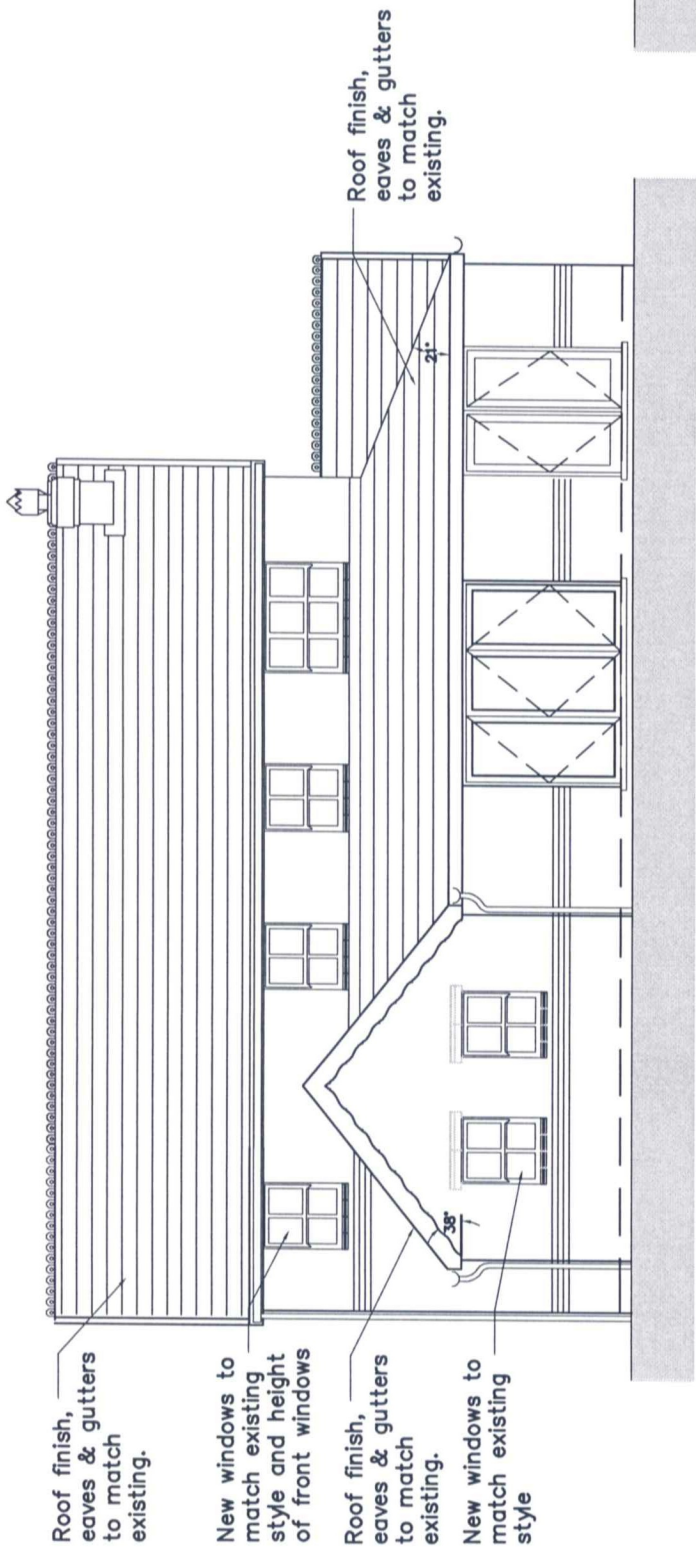
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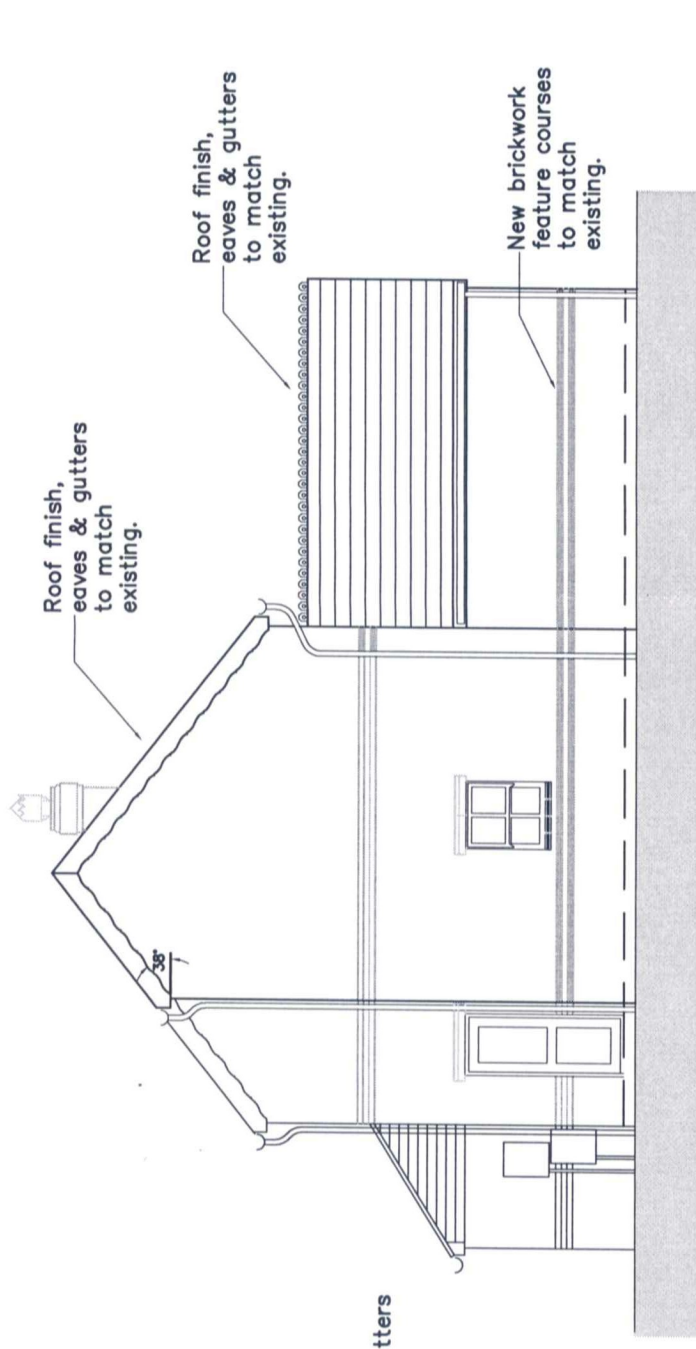
Location Plan 1:1250



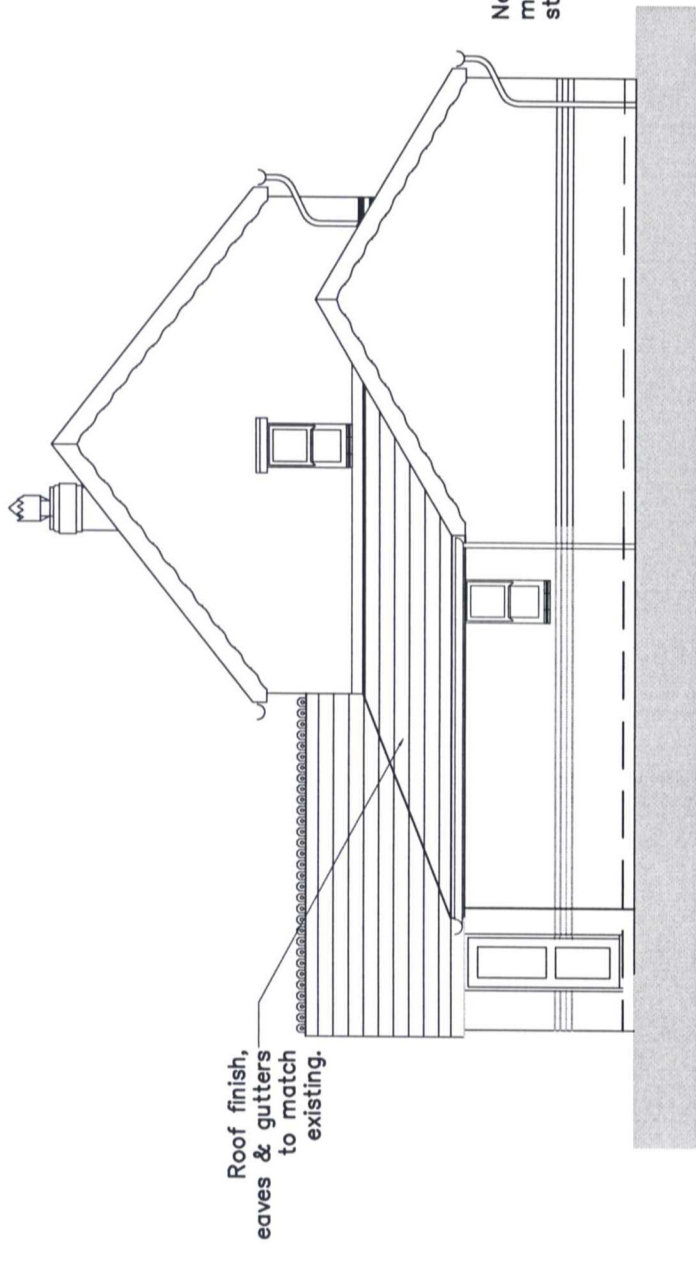
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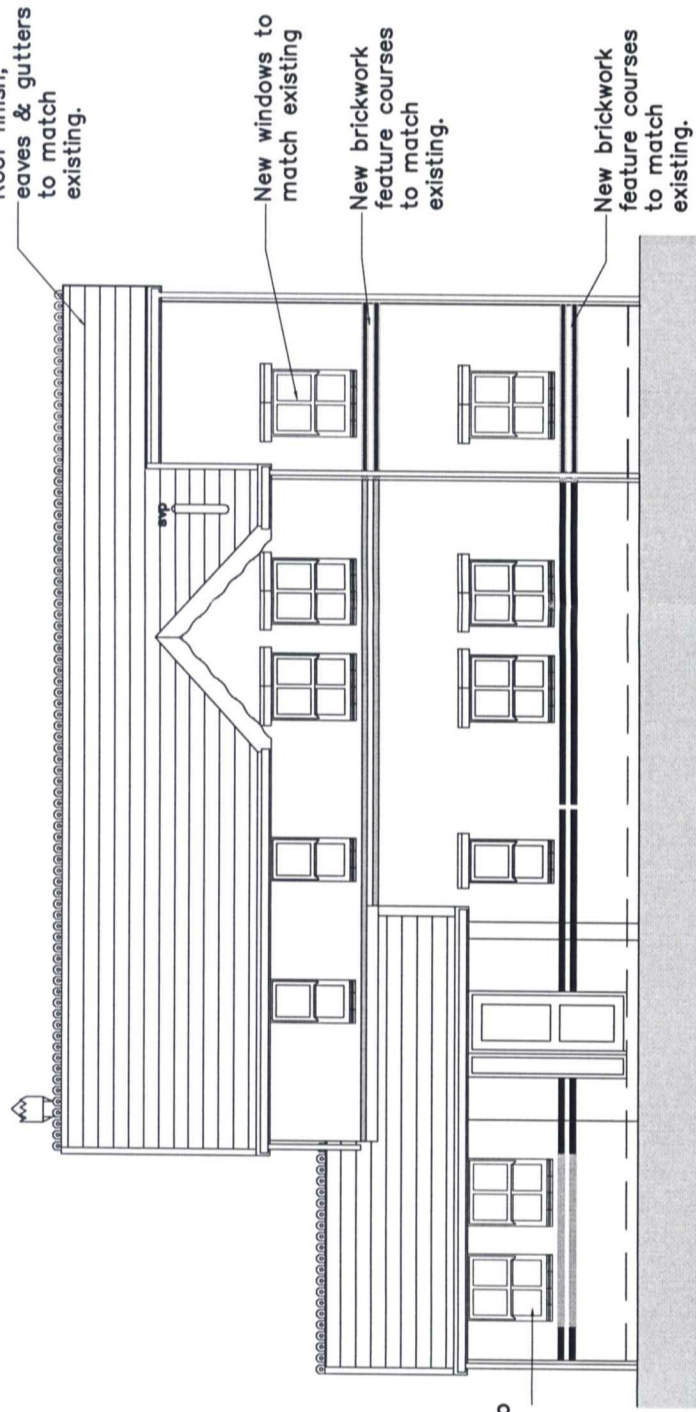
REAR ELEVATION



SIDE ELEVATION



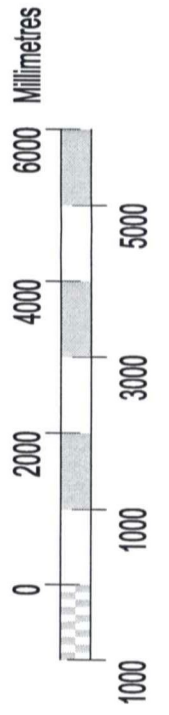
SIDE ELEVATION



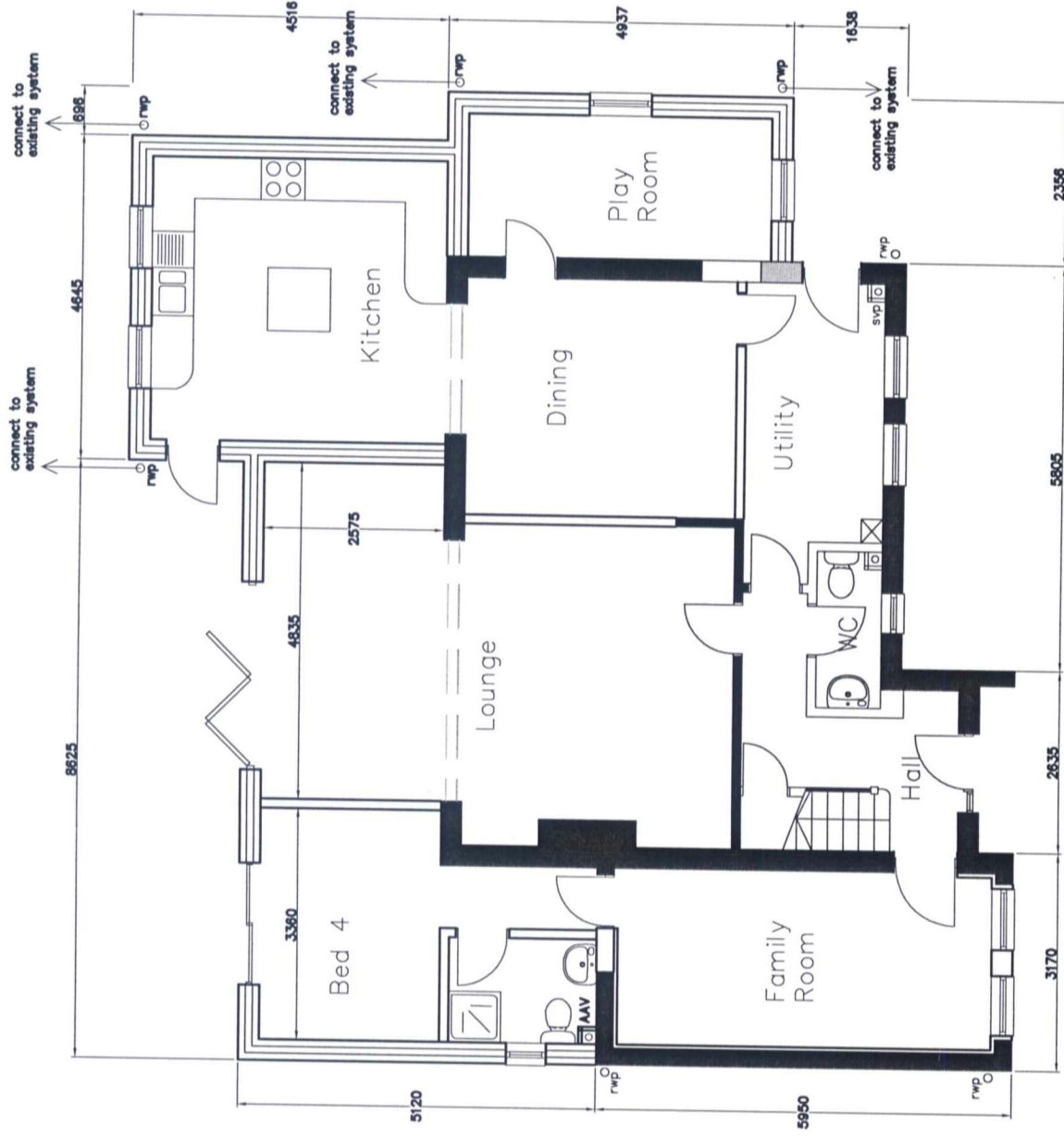
FRONT ELEVATION

23 Larham Way, Chatteris - Proposed Domestic Extension
Proposed Elevations

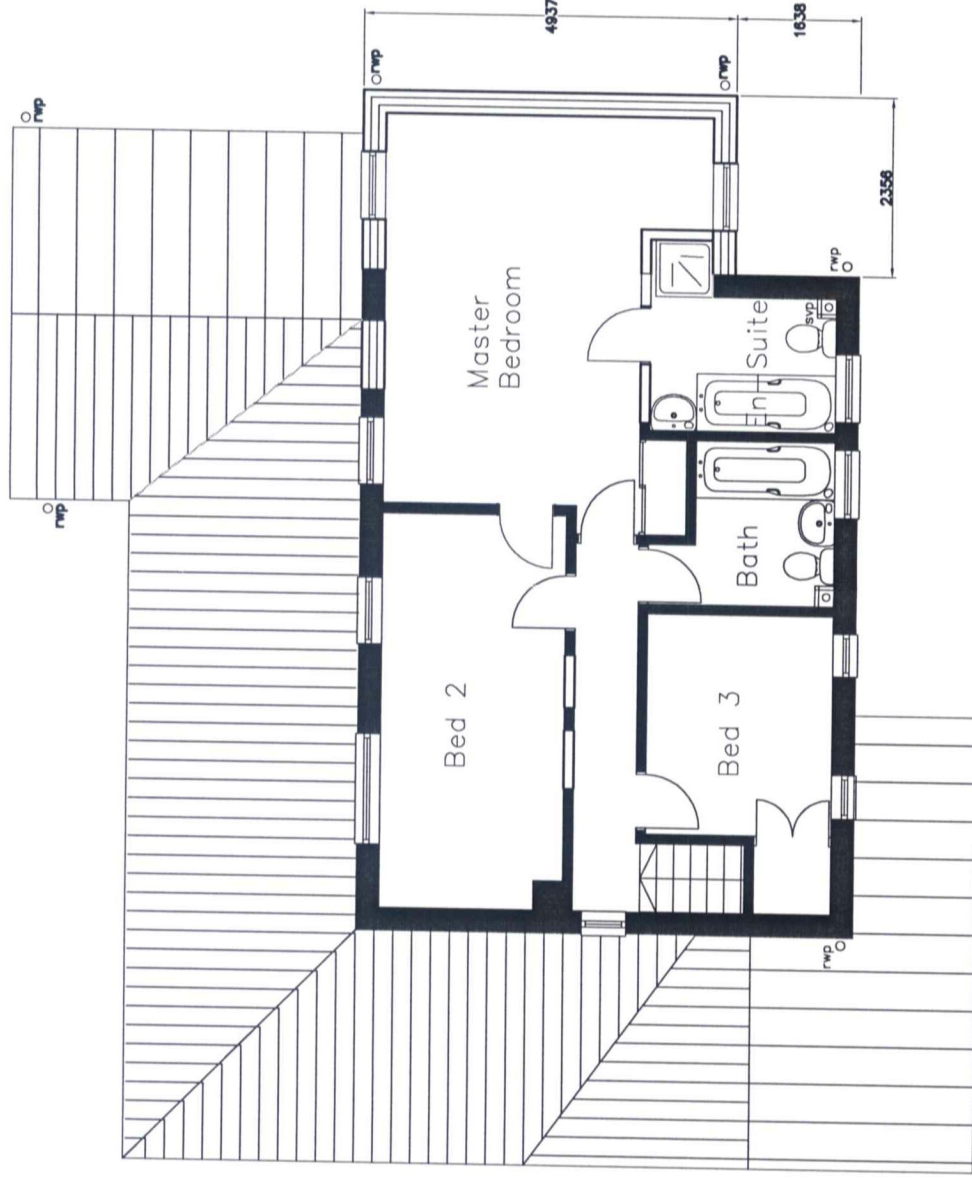
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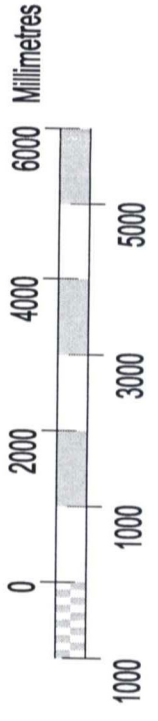
SCALE 1:100



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SCALE 1:100

23 Larham Way, Chatteris - Proposed Domestic Extension Proposed Plans

PROJECT No: 1003
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SCALE: 1:100@A3
DATE: Feb 2012