

F/YR12/0484/F

22 June 2012

Applicant : Mr & Mrs S J Shortland

Agent : N/A

Shanti Cottage, 9 Benwick Road, Doddington, Cambs, PE15 0TG

Erection of a single storey rear extension

This proposal is before the Planning Committee as the applicant is a Fenland District Council member of staff.

This application is a minor application.

1. **SITE DESCRIPTION**

The site at Shanti Cottage, 9 Benwick Road, Doddington is located within the settlement, and adjoins the newly adopted Doddington Conservation Area 2011. Currently the site consists of a detached bungalow with an existing extension to the rear.

The site is well screened by a combination of high wooden gates and fencing with hedging along the front boundary of the site.

2. **HISTORY**

Of relevance to this proposal is:

- F/YR12/0039/CA - Demolition of outbuildings and partial demolition of brick boundary wall to form new access - Refused
- F/YR11/0937/F - Erection 5x 2-Storey 4-bed dwellings with detached garages - Pending
- F/0309/89/O - Residential Development (approx 0.197 ha) - Refused

3. **CONSULTATIONS**

Parish/Town Council: Awaiting Comments

Conservation Officer: Awaiting Comments

Middle Level Commissioners: Awaiting Comments

CCC Archaeologist: Awaiting Comments

Local residents/interested parties: Awaiting Comments

4. **POLICY FRAMEWORK**

FDWLP Policy

E9

- Proposals for the alteration and extension of existing buildings should:
 - Respect the scale, style and character of the original

- building;
- Use matching materials;
- Have regard to the amenities of adjoining properties and the locality in general;
- Provide adequate access, parking, manoeuvring and amenity space.

E12

Requires all development to preserve, enhance and complement the existing character of the area.

East of England Plan

ENV 7

- Quality in the Built Environment

**Emerging LDF Core Strategy
(Draft Consultation) – July 2011**

CS14

- This policy seeks to deliver and protect high quality environments across the district, within all new development proposals. It includes criteria relating to; the need for new development to make a positive contribution to the local distinctiveness and character of the area, the proposal is of a scale that is in keeping with the shape and form of the settlement pattern and does not adversely impact on the amenities of neighbouring properties.

National Planning Policy Framework

Para. 2

- Planning law requires that application for planning permission must be determined in accordance with the development plan.

Para. 14

- Presumption in favour of sustainable development

Para. 17

- Seek a high quality design and a good standard of amenity

5. **ASSESSMENT**

Nature of Application

This application seeks full planning permission for the erection of a single-storey extension to rear of existing dwelling at Shanti Cottage, 9 Benwick Road, Doddington, March.

The approximate dimensions of the proposed extension are a depth of 2.0 metres x 4.6 metres in width and set back 0.4 metres from the side elevation of the existing dwelling.

The application is considered to raise the following key issues;

- Principle of Development and Policy Implications;
- Design, Appearance and Impact upon Character of Conservation Area;
- Other Issues.

Principle and Policy Implications

The site is within the existing settlement and adjoins the conservation area. Policy E9 of the Local Plan seeks to ensure that when considering the alteration and extension of existing buildings issues including the scale, style, character, appearance, amenity, and access and parking are taken into consideration. Furthermore, Policy E12 of the Local Plan requires all development to preserve, enhance and complement the existing character of the area.

Therefore, any proposed development should not have a detrimental impact on the character of the conservation area and would need to be compatible with the surroundings and have regard to the amenities of adjoining properties and the locality in general.

Design, Appearance and Impact upon Character of Conservation Area

The key issue to consider in this application relates to if the proposed extension has a detrimental impact upon the character of the conservation area and if it is compatible with the surroundings in terms of townscape character.

Impact upon Character of Conservation Area -

The site is adjacent to the recently adopted Doddington Conservation Area 2011, which lies to the west of the site. The site and proposal is well screened by wooden fencing/gates. The proposed extension will be located to the rear of the existing dwelling. It is considered that due to the scale of the development and given the adequate screening that the proposed development will not be visible or result in a detrimental impact upon the character of the conservation area.

Design, Appearance and Amenity –

The proposed development (utility/porch) consists of a single-storey extension to the rear of the existing dwelling and features a lean to roof integrated into the existing extension with the proposed materials to match the existing. The proposed extension features a window on the western elevation, however, it will not result in any impact on the amenity of adjoining properties.

Therefore, it is considered that the proposed development is a compatible form of development which respects the scale, style and character of the original building and will not result in a detrimental impact on the character, appearance or amenity of the area.

Conclusion

The proposal has been assessed in line with Local, Regional and National planning policies. It is considered that given the location/positioning of the proposed single-storey rear extension and the existing site features that the proposed extension would not result in a detrimental impact on the character of the conservation area and is of a design, scale and character compatible

with the existing surroundings and locality.

The proposal is, therefore, considered to be in line with guidance set out in Policy E9 and E12 of the Fenland District Wide Local Plan, Policy CS14 of the emerging Core Strategy, as well as the National Planning Policy Framework. The recommendation for this application is to grant with appropriate conditions (subject to consideration of pending consultation responses).

6. RECOMMENDATION

Grant with appropriate conditions (subject to consideration of pending consultation responses)

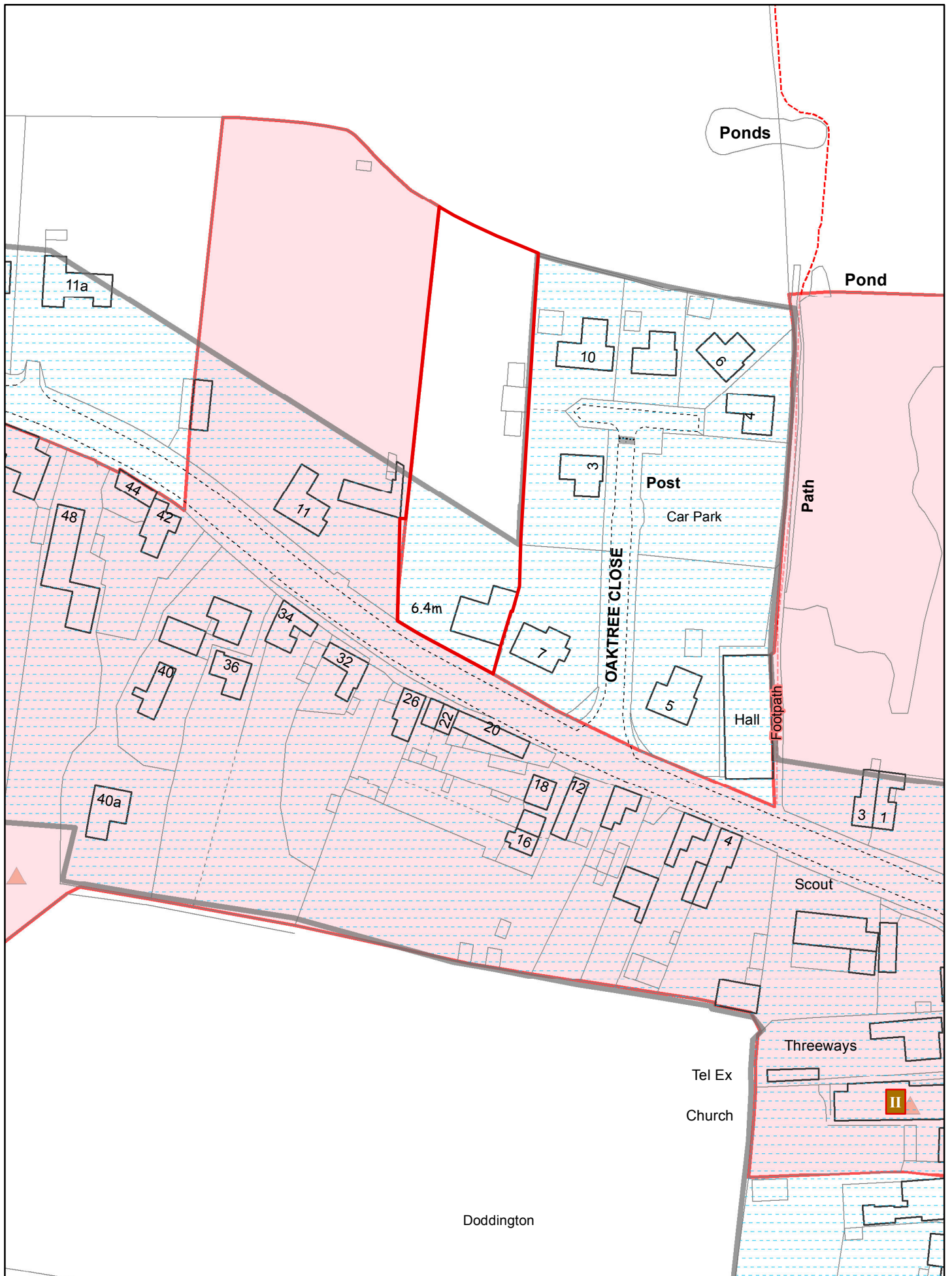
- 1. The development permitted shall be begun before the expiration of 3 years from the date of this permission.**

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

- 2. The development 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. Approved Plans Condition**



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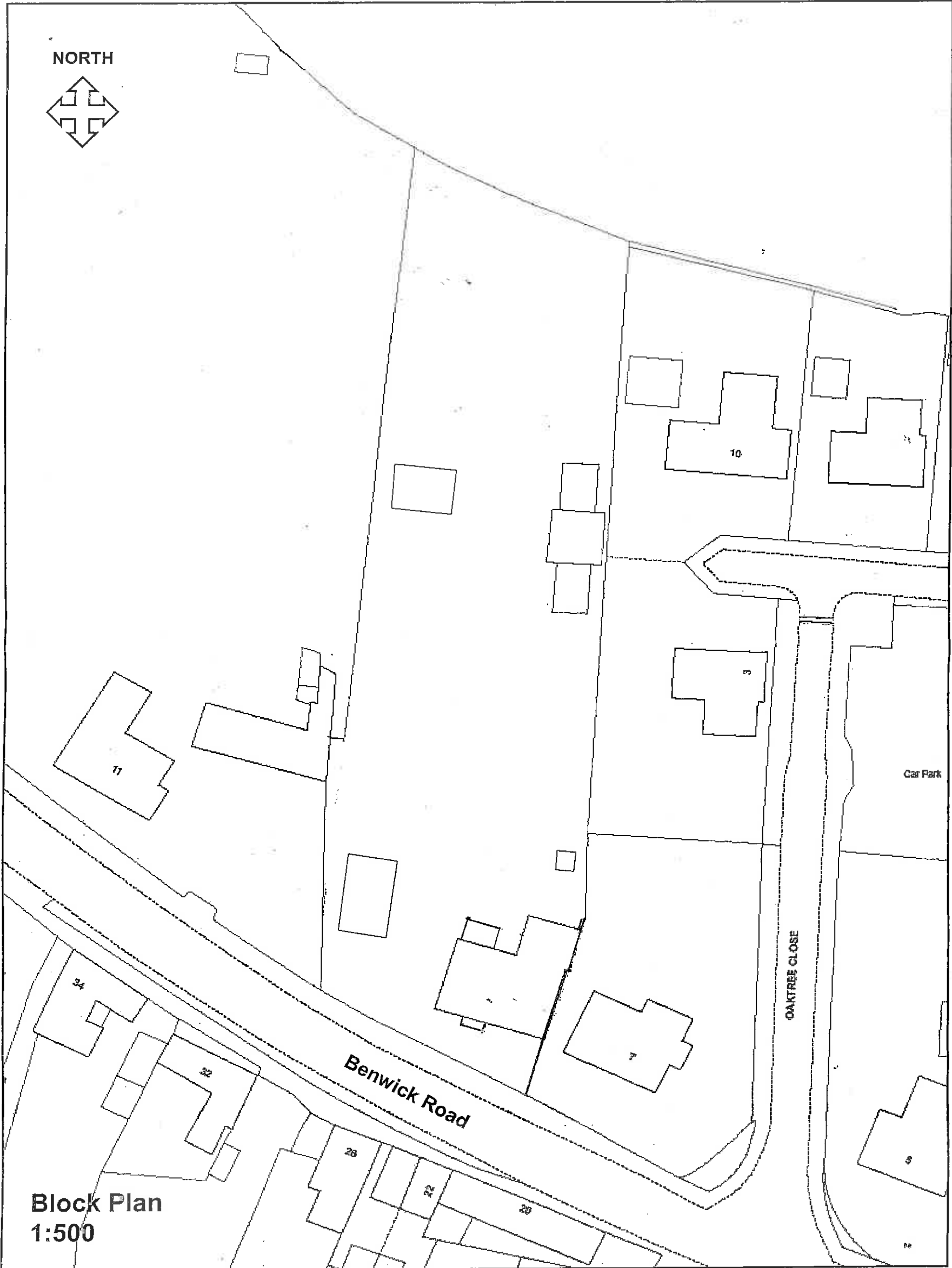
F/YR12/0484/F

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Fenland
CAMBRIDGESHIRE
Fenland District Council

NORTH



Block Plan
1:500

PROPOSED