

Application Number: F/YR12/0491/F
Minor
Parish/Ward: March Town Council
Date Received: 28 June 2012
Expiry Date: 23 August 2012
Applicant: Mr S Spendelow

Proposal: Erection of a detached double garage with storage above; 2-storey side extension; porch and garden shed and alterations to first-floor to include insertion of 3no dormers to existing dwelling
Location: 22 Orchard Road South, March, Cambridgeshire, PE15 9DE

Site Area/Density: 0.091 ha

Reason before Committee: At request of Cllr. Owen as the proposed changes would in fact enhance the appearance of this dwelling with regard to the aesthetic appearance and quality of adjacent dwellings in this fairly exclusive area.

1. EXECUTIVE SUMMARY/RECOMMENDATION

This application seeks planning permission for the erection of a detached double garage with storage above; 2-storey side extension; porch and garden shed and alterations to first-floor to include insertion of 3 no dormers to existing dwelling at 22 Orchard Road South, March, Cambridgeshire.

The key issues to consider are:

- Principle and Policy Implications
- Design, Appearance and Relationship with Adjoining Dwelling
- Amenity and Access.

It is acknowledged that there is some scope for development within this site. However, in line with pre-application advice provided for this proposal it is considered that the proposed alterations and extension does not represent an acceptable form of development in the context of the existing property.

This proposal would create a development that would remove the dominant feature, and would result in a scale and form of development that would be unbalanced visually in relation to the adjoining property.

Therefore, it is considered that the design and appearance of the proposal is inappropriate within its context. It is therefore recommended that the application shall be refused.

2. HISTORY

Of relevance to this proposal is:

- 2.1 PREAPP/0129/12 Proposed 2-storey side extension with alterations (including dormer windows to front) to existing dwelling and erection of a double garage Unlikely to receive support

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|-----|-------------|--|---|---------|
| 2.2 | F/0531/83 | Erection of 2 houses and 1 bungalow with garages | 1 | Granted |
| 2.3 | F/0612/78/O | Residential Development | | Granted |

3. PLANNING POLICIES

3.1 National Planning Policy Framework:

Paragraph 2: Planning law requires that application for planning permission must be determined in accordance with the development plan.

Paragraph 14: Presumption in favour of sustainable development.

Paragraph 17: Seek to ensure high quality design and a good standard of amenity for all existing and future occupants.

3.2 East of England Plan:

ENV7 – Quality in the Built Environment

3.3 Emerging Fenland Core Strategy:

CS14: High Quality Environments

3.4 Fenland District Wide Local Plan:

E9: Landscape and Amenity Protection

4. CONSULTATIONS

- | | | |
|-----|--|--|
| 4.1 | <i>Parish/Town Council:</i> | Recommend approval |
| 4.2 | <i>Environment & Health Services:</i> | Request unsuspected land contamination condition imposed |
| 4.3 | <i>Middle Level Commissioners:</i> | Will be commenting |
| 4.4 | <i>Local Residents:</i> | No comments received |

5. SITE DESCRIPTION

- 5.1 The site is located at the end of a cul-de-sac development that is characterised by a mix of houses and bungalows of varying styles. The dwelling holds symmetry with the neighbouring dwelling (no. 20 Orchard Road), which it is connected to via an integral garage. The site is located at the end of the cul-de-sac resulting in it being situated on a larger plot than No. 20. The site consists of one of a pair of dwellings built in the 1980s. Both dwellings (No. 22 and 20) were originally identical in both form and appearance. At present, the cladding to the walls of the dormer projection differ with no. 20 consisting of stained timber cladding and no. 22 with white u PVC cladding. South of the site lies Shaftesbury Court, and the grounds of the March Evangelical Christian Centre, which front Upwell road. To the west of the site are the rear gardens of terraced dwellings fronting Elwyn Road and to the north the attached dwelling (no. 20). The dominant and symmetrical feature of this pair of dwellings is the extremely large dormer projection on the front facing roof slope.

6. PLANNING ASSESSMENT

6.1 *Principle and Policy Implications*

This site is located within a residential development at Orchard Road South. Policy E8 of the Local Plan requires that when considering applications for development, proposed developments should be of a design compatible with their surroundings and have regard to the amenities of adjoining properties. Therefore, any proposed development would need to be compatible with the surroundings and have regard to the amenities of adjoining properties and the locality in general. The key issue to consider in this application relates to the proposed design, scale and appearance; in this instance such considerations will include its compatibility with, or impacts upon the symmetrical relationship with the adjoining property.

Design and Appearance

The proposed 2-storey side extension has a gable end to the front elevation and to the rear it follows the existing roofline with the insertion of 2 no. of roof lights to the rear. The scale and appearance of the proposed 2-storey side extension would on balance be considered to be acceptable given the location, generous plot size and no significant issue of overlooking being created.

It is acknowledged that the dominant feature of this pair of dwellings is the extremely large dormer projection on the front facing roof slope. The proposed alterations and extension remove this feature, which is replaced with two small dormer windows on either side of a new front porch. A further dormer window is located above the existing garage, which is proposed to be converted to office space.

The most important issue is the design, appearance and strong symmetrical relationship with the adjoining property. In summary, at present the two properties are symmetrical notwithstanding the colour/appearance of the cladding of the dominant projections. The proposed alterations and new dormers will result in the properties no longer being symmetrical and will have quite contrasting designs. It is noted that pre-application advice for this proposal was given and the general advice was that the form of the proposal bears no relationship with the adjoining dwelling and overall was unlikely to receive support from officers should an application be submitted. As at present there is a strong symmetrical relationship between both dwellings this cannot be ignored.

Furthermore, it is acknowledged that there is scope for development on this site; however, it is considered that the proposal in its current form (which was given pre-application advice) is not an appropriate form of the development and is not compatible with the surrounding area given the symmetrical appearance of the dwelling (no. 22) and the adjoining property (no. 20).

The proposed double garage with storage space over does not raise any significant planning issues, it is noted that an element of the turning of vehicles is likely to be within the end of the cul-de-sac. Although not desirable, in terms of the overall scheme it is considered that notwithstanding all other material planning considerations this element of the proposal will not be critical to the final outcome of this application. The proposed double garage will be located at the entrance to the site, however, the location and design and appearance are considered to be acceptable.

Amenity and Access

It is noted that the residents of neighbouring properties have not commented on this application. Due to the height, scale and location of the proposed extension it is considered that there will be no issues in terms of overlooking or overshadowing of any adjoining dwelling units.

The existing integral garage is proposed to be converted to an office, with a detached double garage with first floor storage space proposed at the entrance to the property. Adequate parking will be retained on site. The 2-storey side extension removes a large area of amenity space, however, in consideration of the large plot size it is considered that an adequate area of amenity space will be retained.

7. CONCLUSION

- 7.1 The proposed development is located within an established residential area. It is acknowledged that there is some scope for development within this site. However, in line with pre-application advice provided for this proposal it is considered that the proposed alterations and extension are not an appropriate design solution.

This design of this proposal would result in a development that would not give due regard to the existing dwelling, and would result in a scale and form of development that would be unbalanced visually in relation to the adjoining property and, therefore, detrimental to the visual amenities of the area.

Therefore, it is considered that the design and appearance of the proposal is inappropriate within its context. It is, therefore, recommended that the application shall be refused.

8. RECOMMENDATION

Refuse for the following reason -

- 1. Due to its design and appearance it is considered that the proposal is an inappropriate form of development that is not compatible with and fails to respect the form, appearance and symmetrical relationship between the existing and adjoining dwelling. The application is, therefore, contrary to Policy E8 of the Fenland District Wide Local Plan, Policy CS14 of the Emerging Core Strategy, ENV7 of the East of England Plan and the National Planning Policy Framework.**



22 Orchard Road South March PE15 9DE

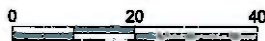
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