

**Application Number: F/YR12/0765/F**

**Other**

**Parish/Ward: Tydd St Giles**

**Date Received: 4 October 2012**

**Expiry Date: 29 November 2012**

**Applicant: Mr & Mrs W Hatton**

**Agent: Mr G Seaton, Grahame Seaton Design Limited.**

**Proposal: Erection of a 2-storey side extension to existing dwelling involving demolition of utility room**

**Location: Carlisle Farm, Sutton Road, Four Gotes**

**Reason before Committee: The Applicant is related to a Councillor.**

**1. EXECUTIVE SUMMARY/RECOMMENDATION**

This application seeks planning permission for a two-storey side extension to an existing detached, two-storey dwelling at Carlisle Farm, Sutton Road, Four Gotes.

The key issues to consider are:

- Scale and Design.

The key issues have been considered along with current Local and National Planning Policies and the proposal is considered to be acceptable in terms of the principle and design of the proposal. It is considered that there will be no adverse impacts on residential amenity, highway safety or the character of the surrounding area. Therefore, the application is recommended for approval.

**2. HISTORY**

Of relevance to this proposal is:

- |     |               |                          |         |    |         |
|-----|---------------|--------------------------|---------|----|---------|
| 2.1 | F/YR05/0584/O | Erection of 2 dwellings. | Refused | 1  | July    |
| 2.2 | F/99/0249/O   | Erection of a dwelling.  | Refused | 13 | October |
|     |               |                          |         |    | 1999.   |

**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.

**3.2 East of England Plan**

Policy ENV7 – Quality in the Built Environment

**3.3 Draft Fenland Core Strategy:**

CS14: Delivering and Protecting High Quality Environments across the District.

### 3.4 Fenland District Wide Local Plan:

E9 – Extensions and alterations to existing buildings.

## 4. CONSULTATIONS

- 4.1 ***Parish/Town Council*** Not received at the time of writing this report.
- 4.2 ***Countryside Access*** Public footpath No 15 is located outside the Northern Boundary of the site but it does not appear that this footpath will be affected by the proposal therefore no objections. Request that a number of informatives are attached to any permission given.
- 4.3 ***Local Residents:*** None received.

## 5. SITE DESCRIPTION

- 5.1 The site currently comprises a residential two-storey dwelling. The dwelling is detached and sits towards the Northern Boundary of the site. The site also comprises a large parking area to the front of the site and garden land to the rear. There are other residential dwellings within the surrounding area, with one sited to the rear of the application site.

## 6. PLANNING ASSESSMENT

- 6.1 The key considerations for this application are:
- Scale and design

(a) Scale and Design

This application seeks consent for a two-storey extension to the existing dwelling. The proposed extension is to sit to the Northern side of the existing dwelling, and will involve the demolition of the existing single-storey lean-to. The proposed extension will be set back from the existing front elevation to sit within the site, thus reducing the visual impact of the proposal. The proposed extension will provide a larger kitchen area at ground floor level and an additional bedroom and en-suite at first floor level. It is considered that the design and scale of the proposal is in keeping with the existing dwelling and the site can accommodate the proposal. No objections have been received in relation to the proposal. There will be no adverse impact on any nearby residential amenity. Therefore the proposal is considered to be acceptable.

## 7. CONCLUSION

- 7.1 The proposal has been assessed in line with Local and National Planning Policies in relation to the design, scale and impact on the surrounding area and residential amenity. The proposal is considered to be acceptable in terms of siting and design and will not give rise to any adverse visual, highway or residential amenity impacts. As such the proposal is recommended for approval with appropriate conditions.

**8. RECOMMENDATION**

**Grant – Subject to the following conditions.**

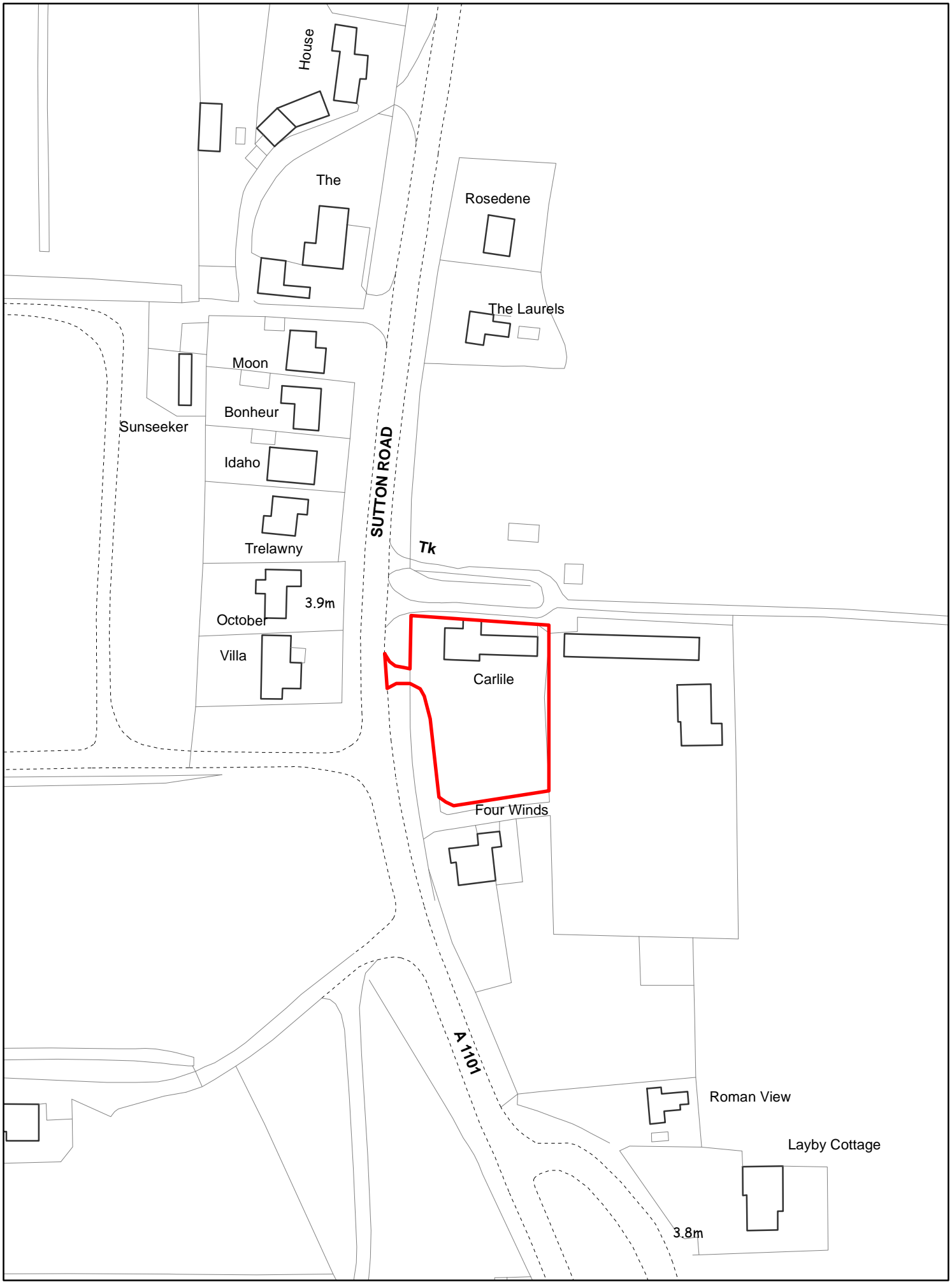
- 1. The development permitted shall be begun before the expiration of 3 years from the date of this permission.**

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

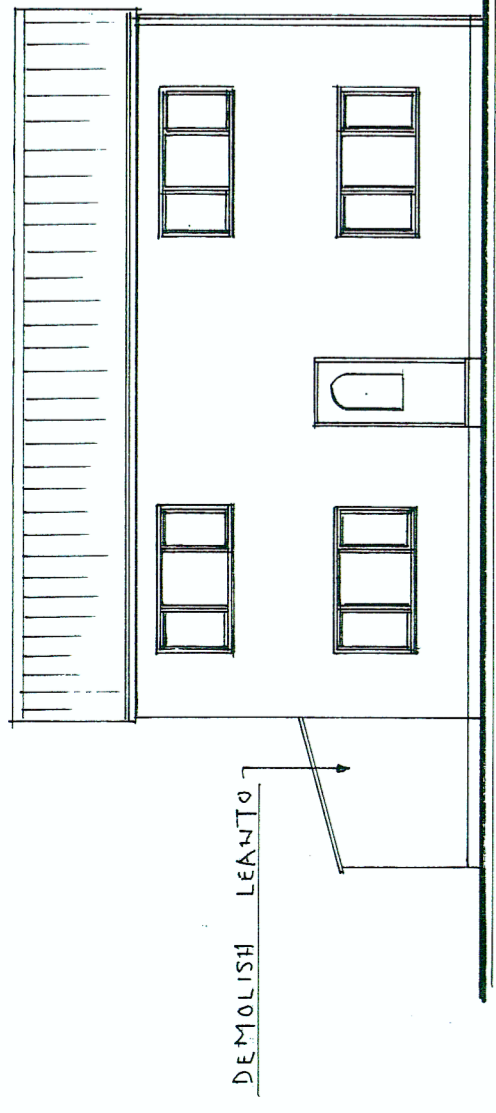
- 2. The development hereby approved shall be finished externally in materials to match the existing building, unless the Local Planning Authority otherwise agrees in writing prior to the commencement of development.**

**Reason - To safeguard the visual amenities of the area.**

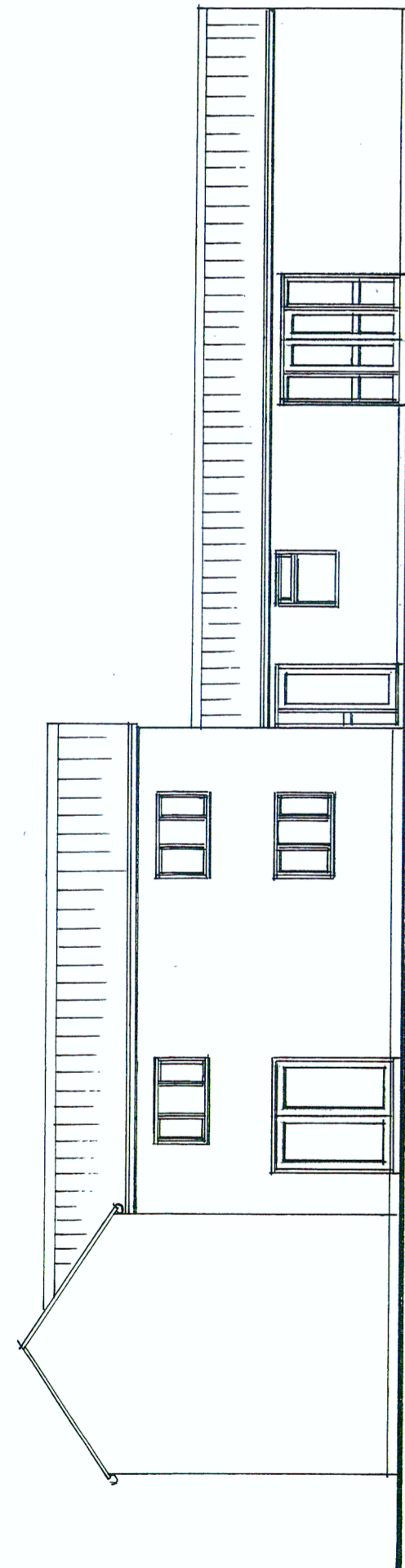
- 3. Approved Plans.**



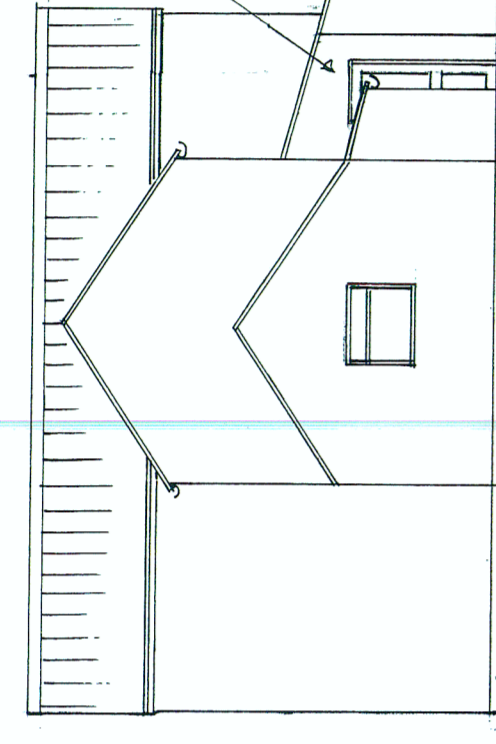
NOTES:  
All dimensions must be checked on site and not scaled from this drawing.



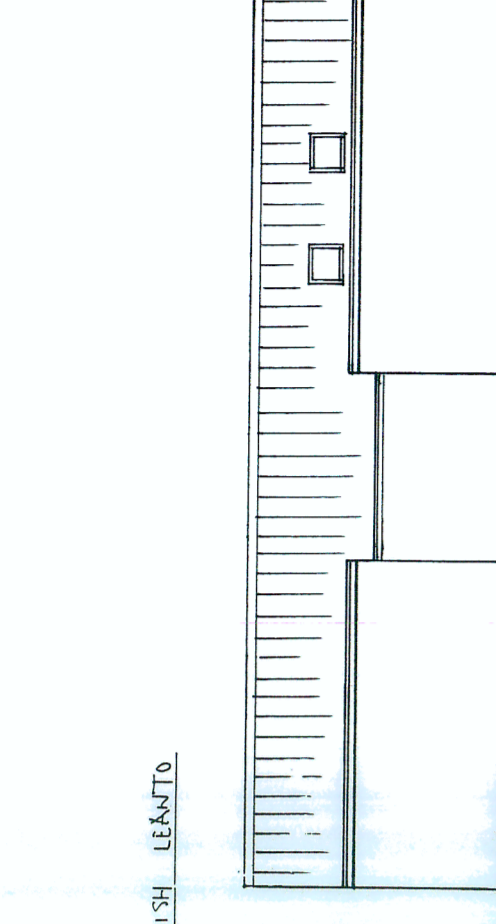
EXISTING FRONT ELEVATION



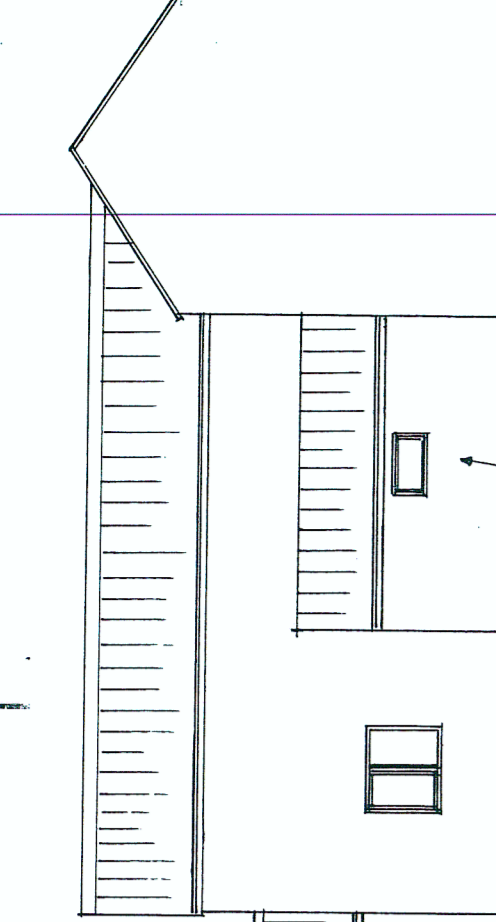
EXISTING SIDE ELEVATION  
NO CHANGE



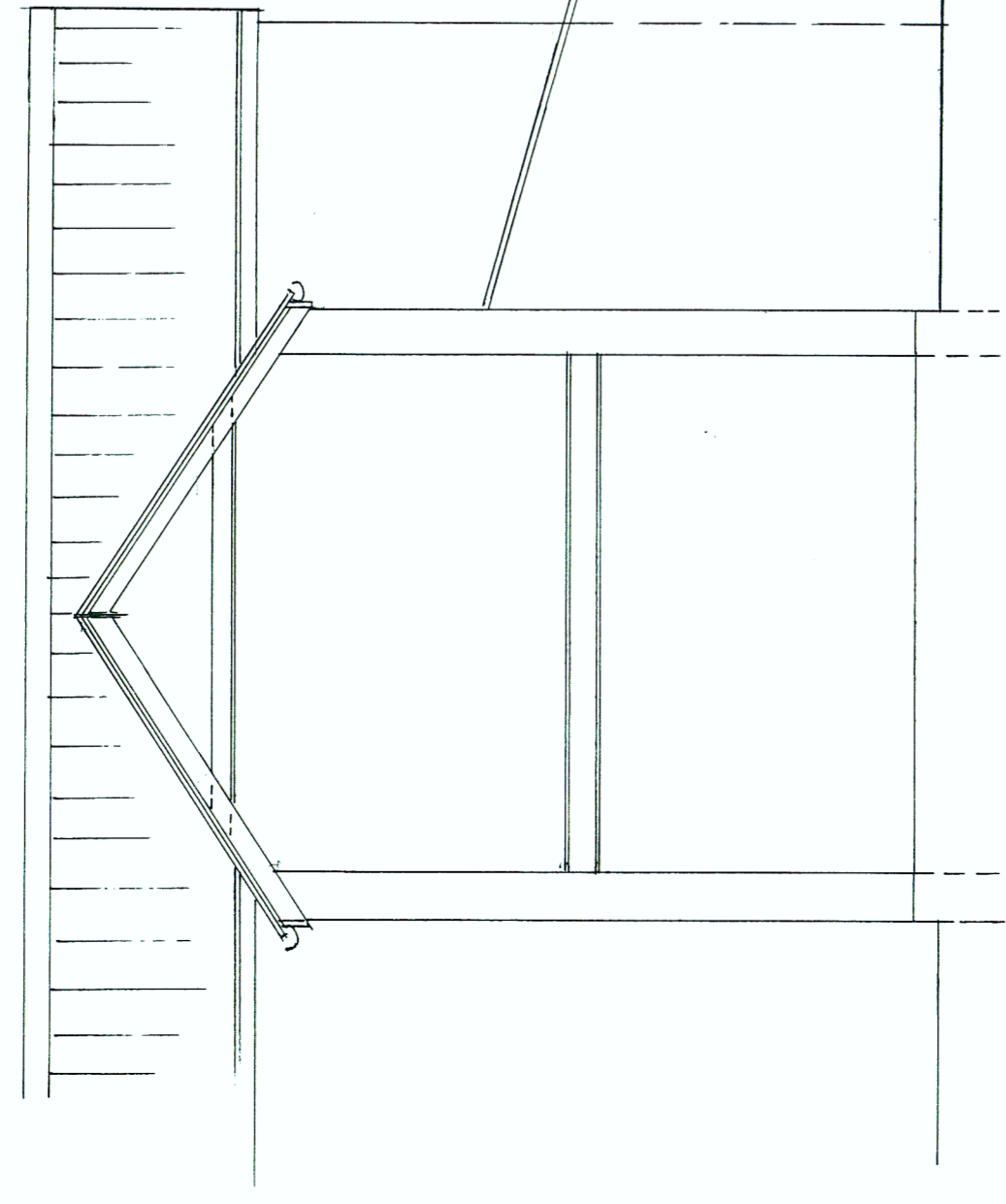
EXISTING REAR ELEVATION



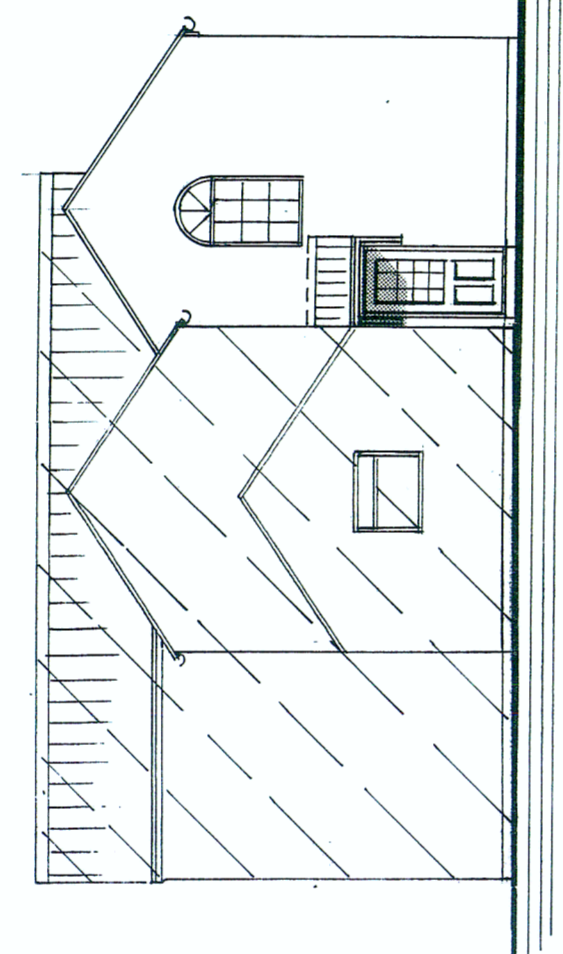
EXISTING SIDE ELEVATION



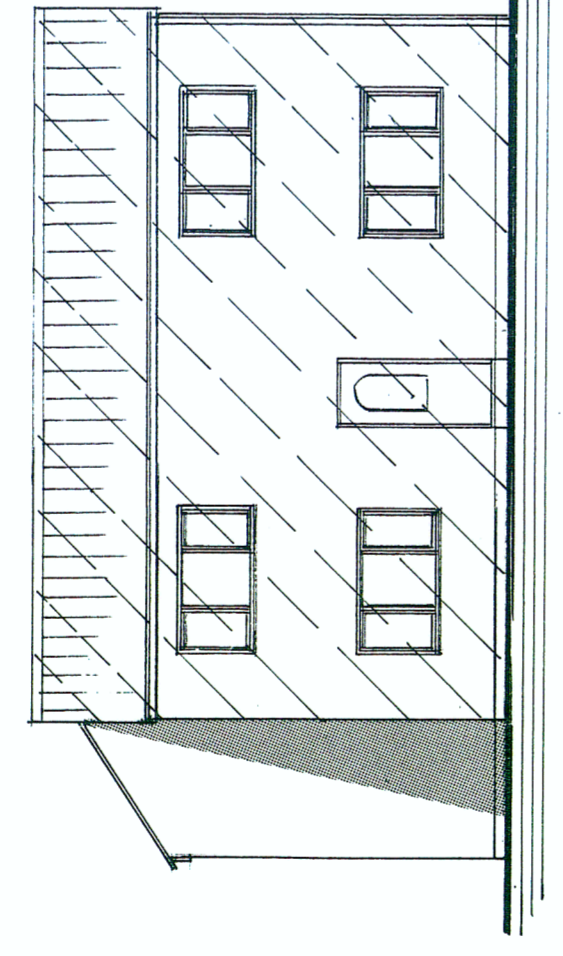
EXISTING FRONT ELEVATION



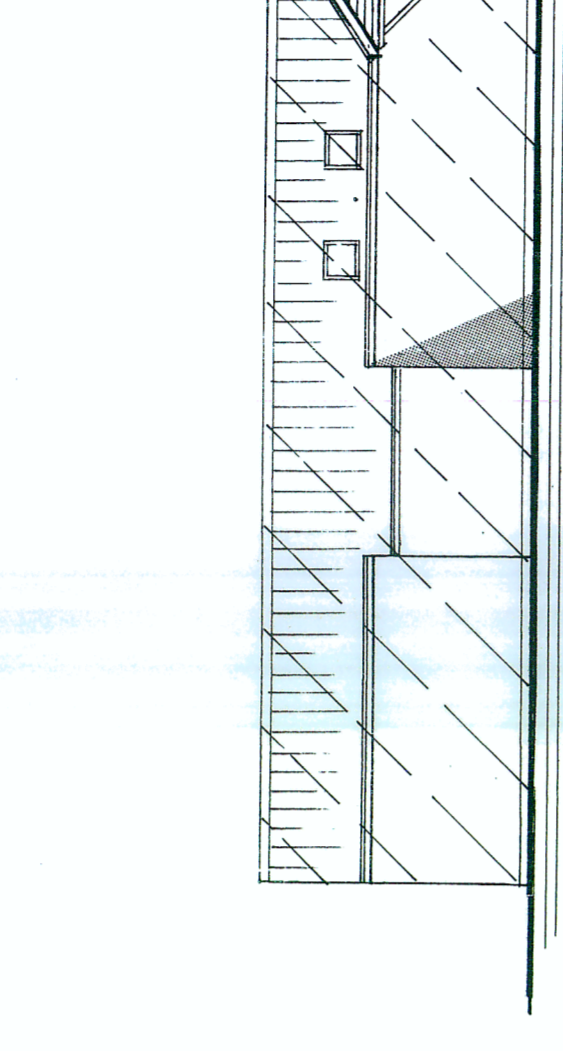
EXISTING SECTION AA



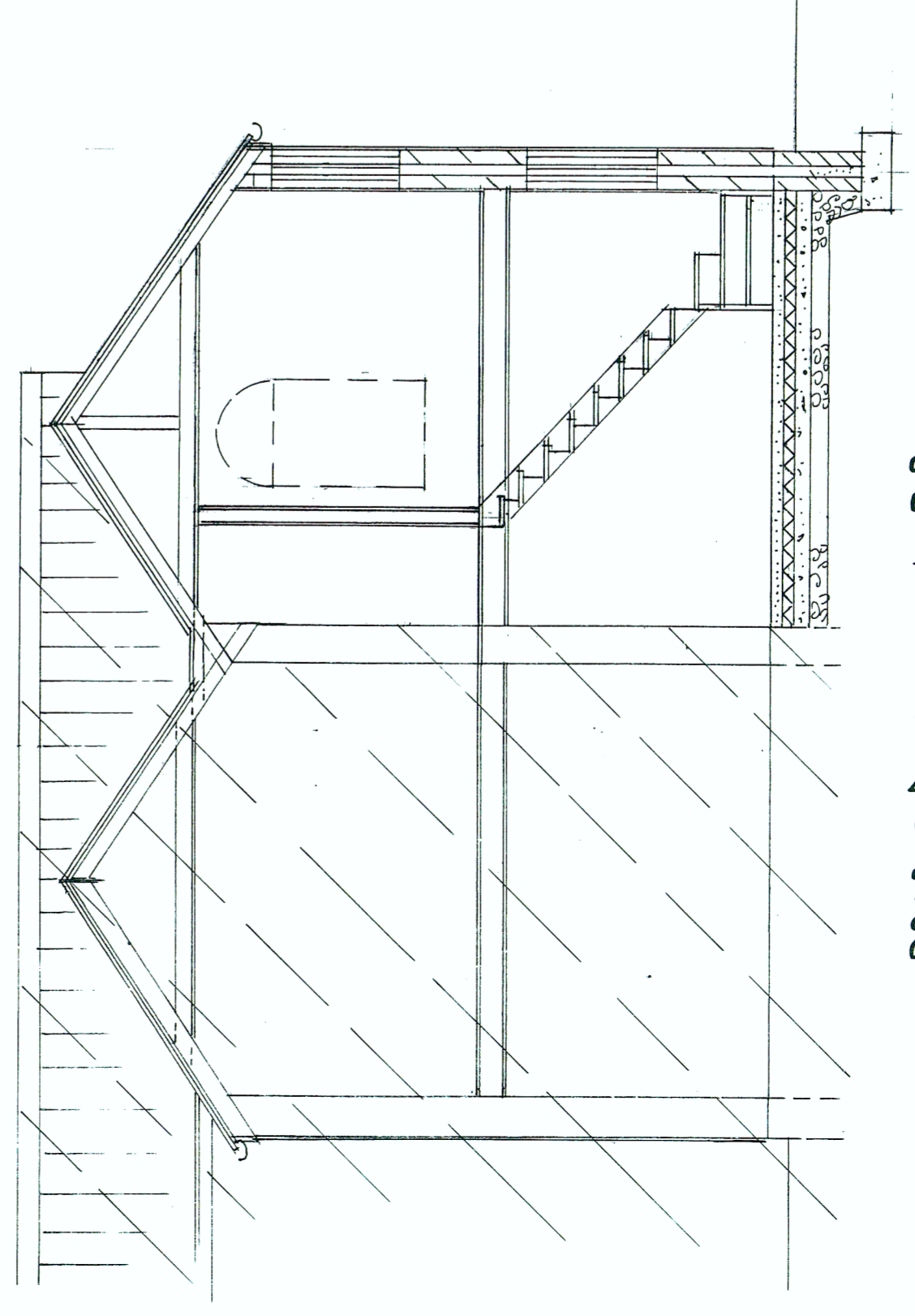
PROPOSED REAR ELEVATION



PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED SECTION BB

Existing external ground levels are unaffected by the proposal, and internal floor levels are to match existing.

Revisions	
A	Date

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Client  
 MR & MRS W. HATTON  
 CARLILE FARM  
 SUTTON ROAD, FOUR COTES

Job Title  
**ALTERATIONS AND  
 EXTENSION TO  
 EXISTING HOUSE**

Drawing Title  
**EXISTING ELEVATIONS  
 AND PROPOSED ELEVATIONS**

Scale  
 1:50 1:100

Date  
 AUG 2012  
 Drawn by

Rev.  
 12/8/1767/2

NOTES:  
All dimensions must be checked on site and not scaled from this drawing.

Date	Revisions
A	

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Client MR & MRS W. HATTON  
 CARLILE FARM  
 SWITCH ROAD, FOUR GATES

Job Title  
**ALTERATIONS AND  
 EXTENSION TO  
 EXISTING HOUSE**

Drawing Title  
**PROPOSED PLANS**

Scale 1:500 1:500

Date SEPT 2017 Drawn by *[Signature]*

Rev. No. 12/8/1767/1

594 x 841mm - A1

