

Application Number: F/YR13/0024/F

Other

Parish/Ward: Clarkson Wisbech

Date Received: 10 January 2013

Expiry Date: 7 March 2013

Applicant: Mr D Allen

Agent: Mr N Seaton, Anglia Building Consultants

Proposal: Erection of a 2-storey side and single storey rear extension to existing dwelling involving demolition of existing extension and detached garage.

Location: 21 Verdun Road, Wisbech

Reason before Committee: The application has been called in by Councillor Mrs Cox in order to allow the impact on neighbouring residential amenity to be fully assessed.

1. EXECUTIVE SUMMARY/RECOMMENDATION

This application seeks full planning permission for a two-storey side and single-storey rear extension to an existing dwelling at 21 Verdun Road in Wisbech. The existing dwelling is a two-storey semi-detached dwelling and is sited within a predominantly residential area.

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/YR05/0512/O | Erection of an end terrace dwelling (attached to 21 Verdun Road) | Refused 28 th July 2005 – Dismissed on appeal 11 th January 2006. |
|-----|---------------|--|---|

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.

3.3 Draft Fenland Core Strategy – February 2013:

CS16: 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 ***Town Council*** Recommend approval as no observations or objections.
- 4.2 ***Wisbech Society***
- 4.3 ***FDC Assets and Projects***
- 4.4 ***FDC Scientific Officer*** Requires some limited shallow soil sampling to be carried out in the garden area.
- 4.5 ***FDC Conservation Officer*** The site is outside of the CA and is unlikely to significantly affect views in or out of the CA therefore no objections.
- 4.6 ***Local Residents:***
- 2 letters of objection received concerning (in summary):
 - The proposal will be too close to the adjacent property and will adversely affect the light entering the kitchen and dining room.
 - The proposal will be overbearing and will affect the use of the garden and sun patio of the adjacent property.
 - The proposal will be out of keeping with the area.
 - There has been a previous refusal for a new terraced dwelling on the application site. (Details and plans of this historic application submitted along with the objection letter)
 - The side elevation will tower over the adjacent garden, which is narrow, and result in a featureless looming wall.
 - Referred to the FDC Extension and Infill Policy (October 2004) which advised a minimum distance of 12 metres between dwellings.
 - Concerns over the impact upon any nearby trees.

5. SITE DESCRIPTION

- 5.1 The site currently comprises a residential two-storey dwelling. The dwelling is semi-detached and the site also comprises a parking to the side of the dwelling and garden land to the rear. There is an existing sectional garage adjacent to the Northern boundary of the site which is proposed to be demolished and an existing single storey wrap-around extension to the side and rear of the dwelling which is also to be demolished. There are other residential dwellings within the surrounding area which comprise a mix of semi detached and terraced dwellings.

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 side extension and a single storey rear extension to the existing dwelling. The proposal will involve the demolition of an existing sectional garage and single-storey wrap around extension. The extension will provide an additional bedroom and en-suite at first floor and sun lounge and kitchen/diner to the ground floor. The design and scale of the proposal is considered to replicate that of the existing dwelling and will reflect the character of the surrounding area, which is predominantly of terraced dwellings. 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. The height and roof pitch of the proposed single-storey rear extension is considered to be acceptable in terms of the impact on the residential amenity of neighbouring dwellings.

2 letters of objection have been received from the tenant and owner of the adjacent dwelling to the North and the main points have been summarised in Section 4 of this report. These points of objection have been fully considered in relation to the proposal. The reference to the October 2004 infill and extensions policy is noted, however, this guidance is no longer in use by the LPA and was for guidance rather than adopted Policy. The impacts on neighbouring residential amenity is always fully considered for developments, however, there is no specific measurements in place in terms of distances between extensions and neighbouring dwellings.

The objectors make reference to a previous application on the site which was for a terraced dwelling under reference F/YR05/0512/O. This was refused and dismissed on appeal for the reason that the proposed dwelling would 'cause serious harm to neighbours' living conditions in terms of overshadowing and visual impact.' This has been noted and considered in respect of this application, however, there are some key differences between the two applications which have been assessed. The previous application was for a new dwelling, whereas this application is for an extension. A new dwelling is likely to generate higher levels of associated noise and vehicles through every day living than an extension would. In addition the scale and size of the extension is significantly reduced from the previous application for a new dwelling. The previous application proposed that the new dwelling would be

approximately 1.9 metres from the side boundary of the site whereas this application shows the extension at a distance of 4 metres from this boundary. The existing side elevation has first floor windows present, however, the proposed extension, although coming closer to the neighbouring dwelling, will have no first floor windows, thereby not creating any issues with overlooking or loss of privacy.

Whilst the LPA concur with the inspector's and neighbours views in terms of the overbearing impact that the previous application would have had, given that this application is for an extension and is significantly further away from the side boundary than the dwelling would have been it is considered that the proposal would not be overbearing and harmful to neighbouring residential amenity. As such, 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.

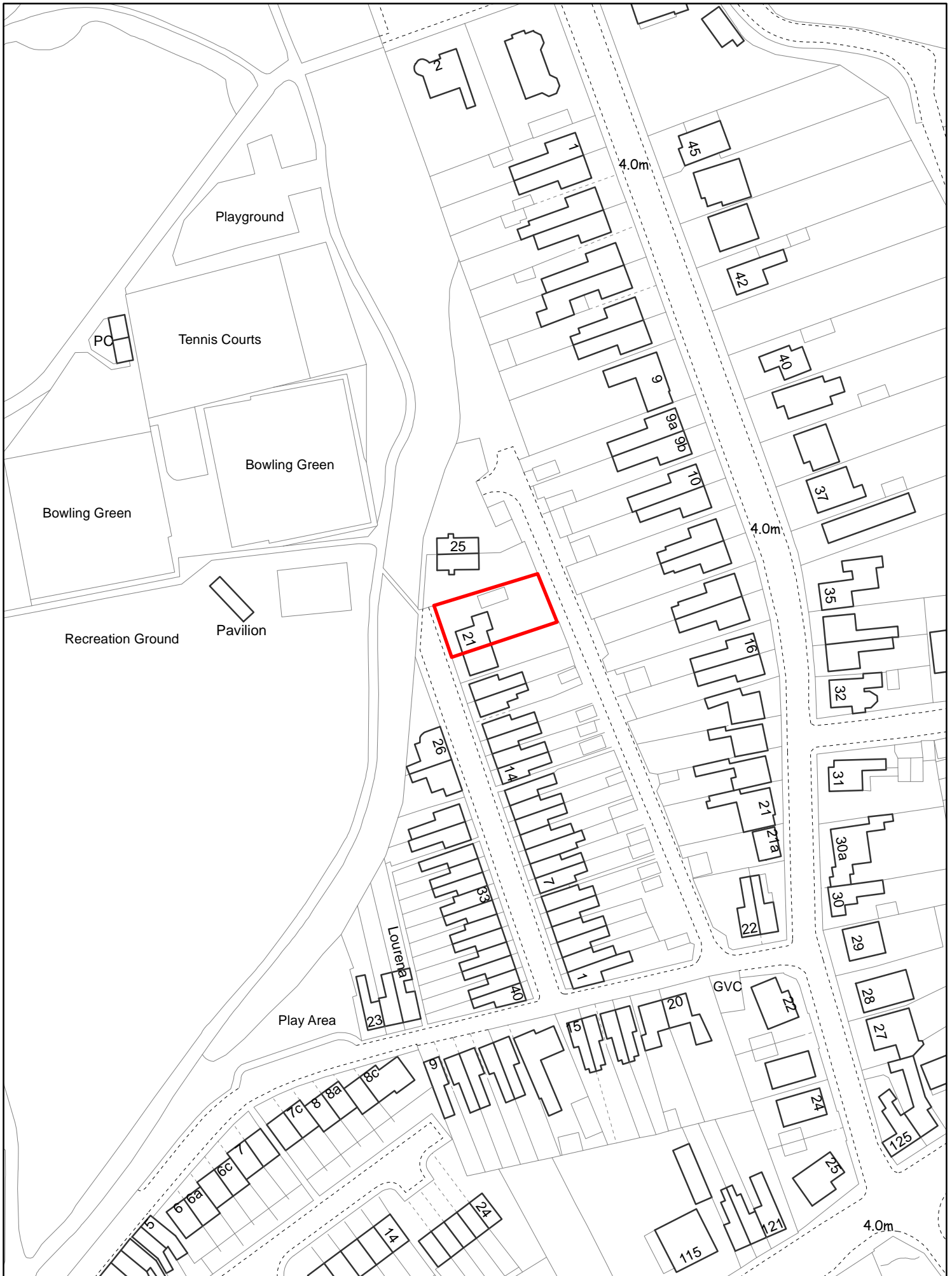
1. **The development permitted shall be begun before the expiration of 3 years from the date of this permission.**

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.**



Created on: 14/01/2013

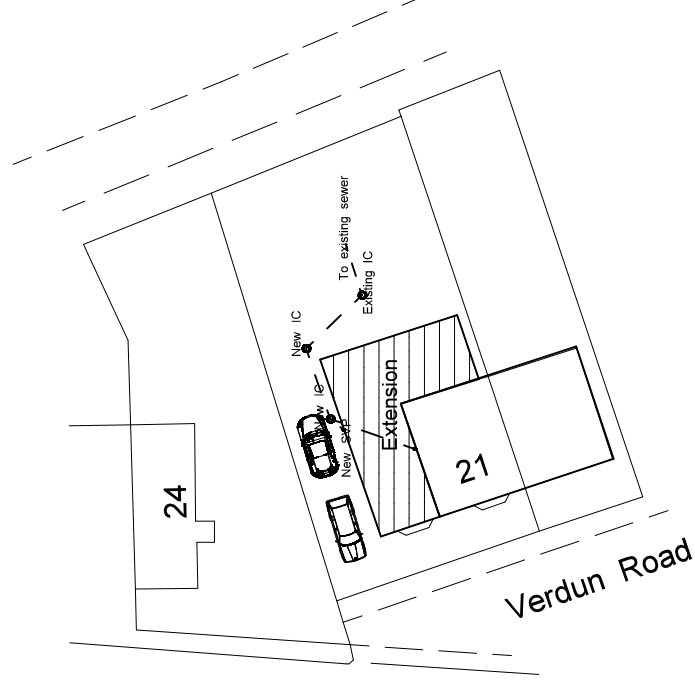
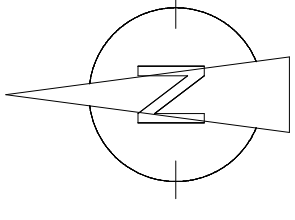
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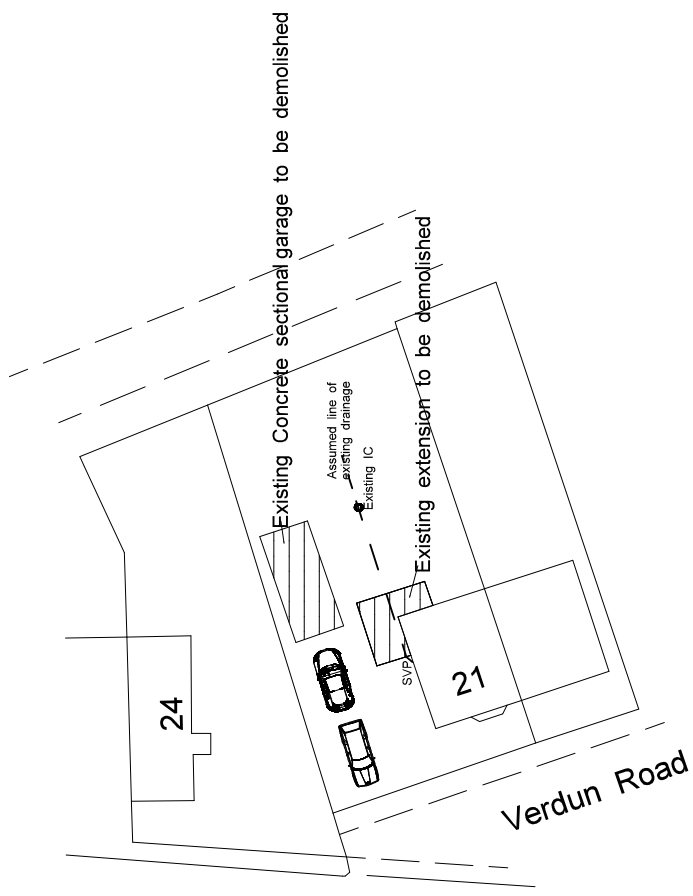
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Proposed Site Plan



Existing Site Plan

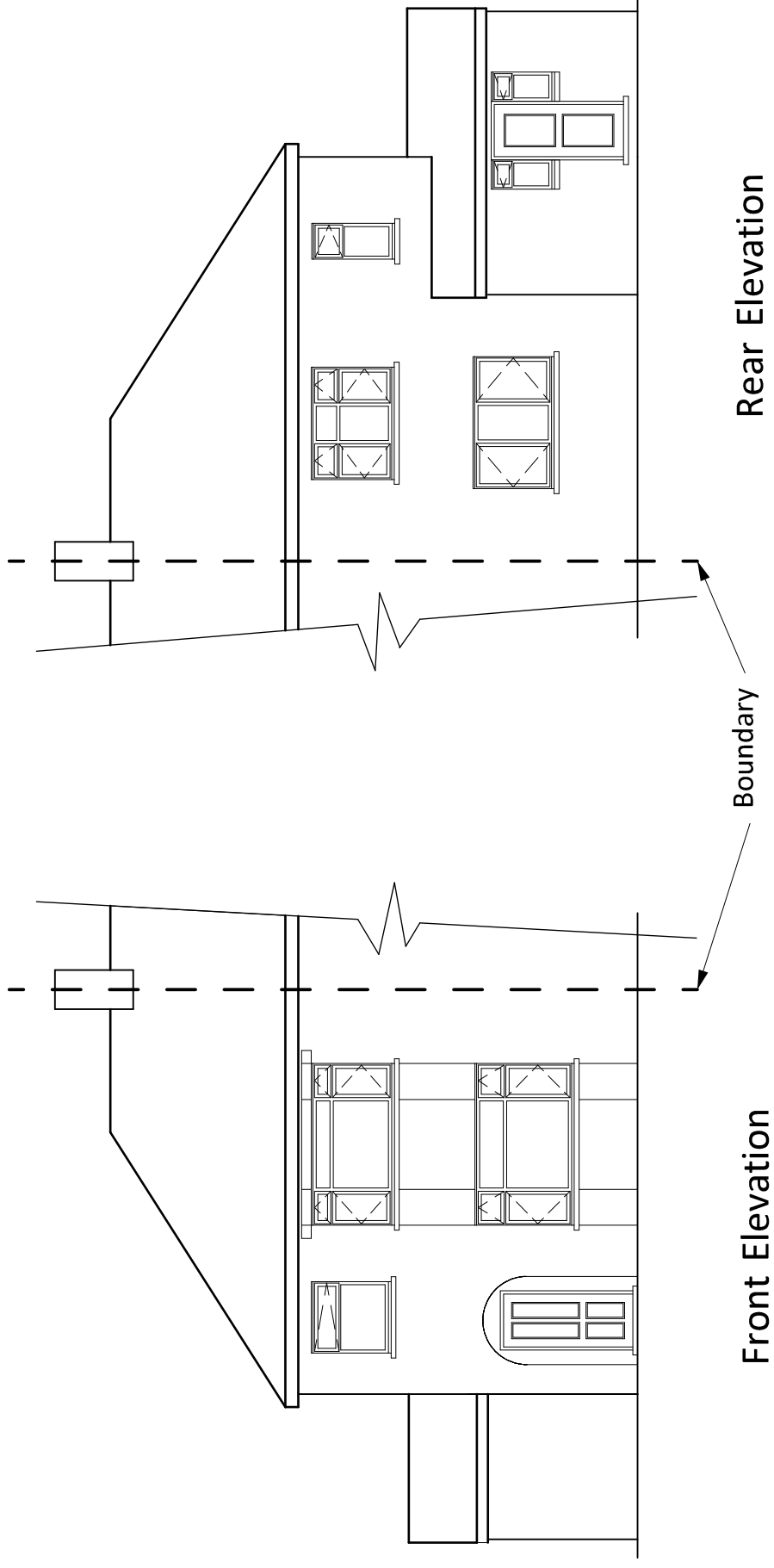


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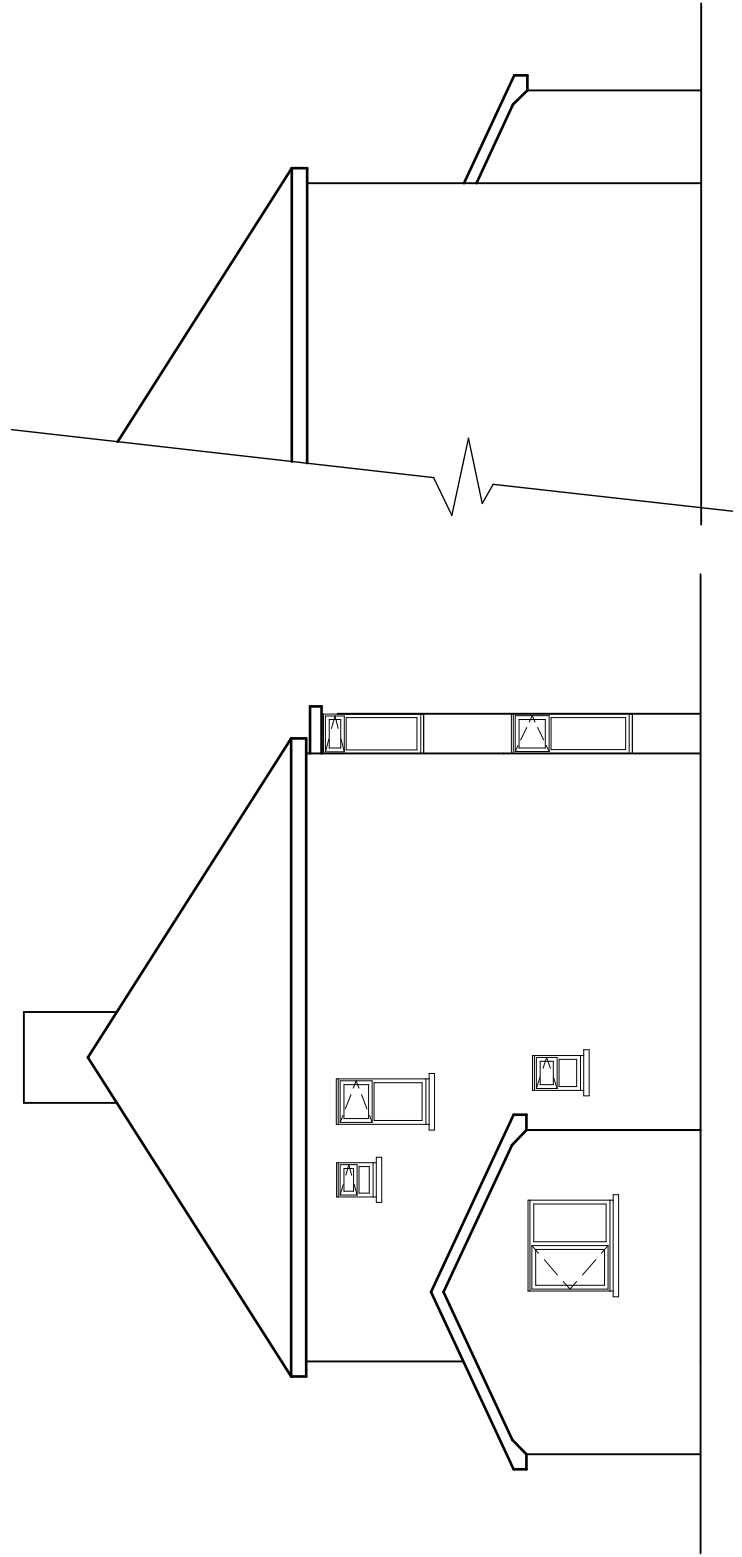
B			
A			
	Date		Revision
Project: Extension to 21 Verdun Road, Wisbech, Cambridgeshire			
Drawing Title: Existing and Proposed Site Plans			
Client: Mr D Allen			
Date: January 2013			
Scale: 1:500			At: A3
Drawing Number: 12-1073-2			

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Rear Elevation

Front Elevation



Side Elevation

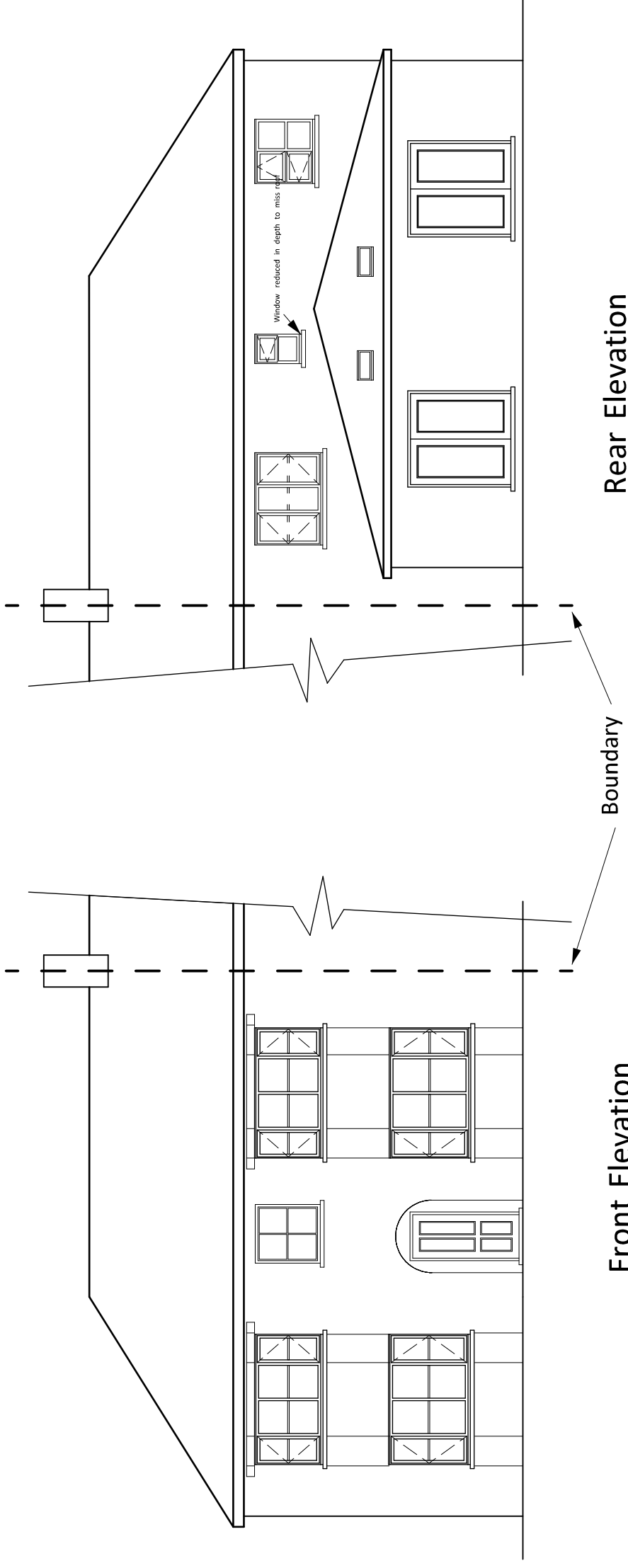
Side Elevation



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A	Date	Revision
Project: Extension to 21 Verdun Road, Wisbech, Cambridgeshire		
Drawing Title: Existing Elevations		
Client: Mr D Allen		
Date: December 2012		
Scale: 1:100		At: A3
Drawing Number: 12-1073-5		

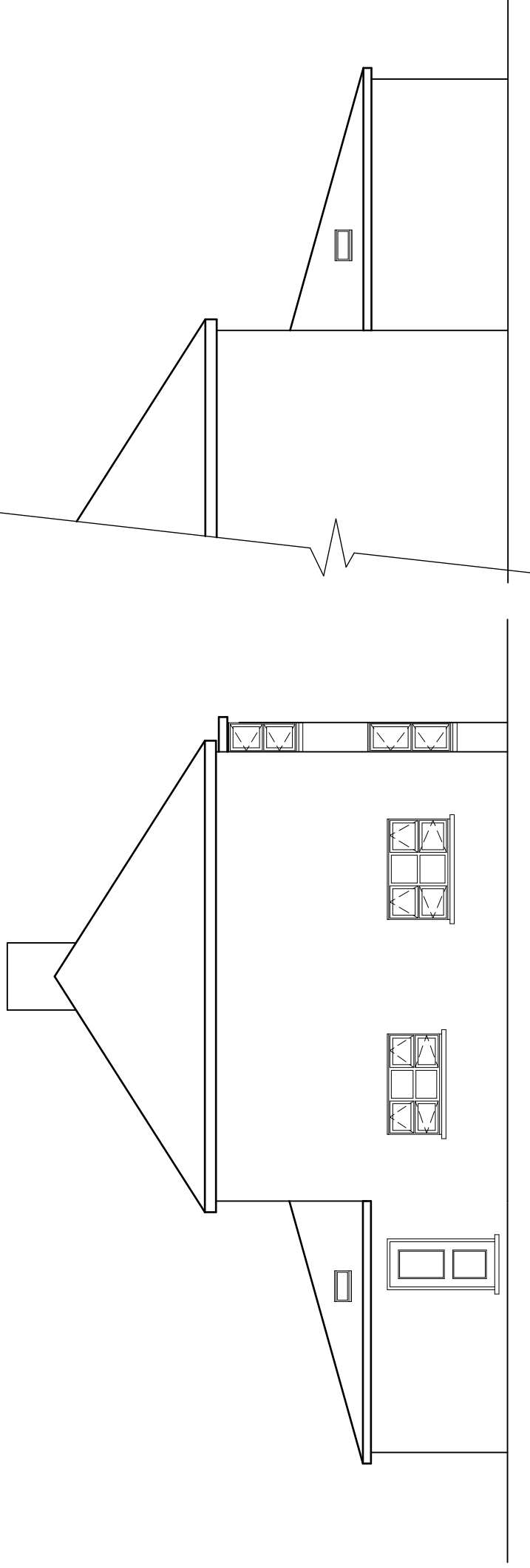
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Front Elevation

Rear Elevation

Existing and new walls to be rendered
 Roof to be concrete tiles to match existing
 Doors and windows to be white UPVC



Side Elevation

Side Elevation



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A	Date	Revision
Project: Extension to 21 Verdun Road, Wisbech, Cambridgeshire		
Drawing Title: Proposed Elevations		
Client: Mr D Allen		
Date: January 2013		
Scale: 1:100		At: A3
Drawing Number: 12-1073-8		