

Application Number: FYR13/0131/F
Minor
Parish/Ward: Chatteris Town Council
Date Received: 22 February 2013
Expiry Date: 19 April 2013
Applicant: Mrs C Wing

Proposal: Erection of a single-storey 1-bed detached annexe to the existing dwelling

Location: 31 Park Street, Chatteris, Cambridgeshire, PE16 6AD

Site Area/Density: 0.0368 ha (approx)

Reason before Committee: The proposal is before the Planning Committee as the application has been called in by Cllr Murphy.

1. EXECUTIVE SUMMARY/RECOMMENDATION

This application seeks full planning permission for the erection of a detached, 1-bed annexe within the residential curtilage of 31 Park Street, Chatteris. The site lies within the Conservation Area and Central Commercial Area Boundary of Chatteris, within the established residential settlement.

The application is to be assessed in line with Policies H3, E8 and E12 of the Local Plan and Policies CS3, CS16 and CS18 of the emerging Core Strategy, together with the National Planning Policy Framework. These policies support new development which is sympathetic to the character of the area and does not adversely impact on the street scene or harm the amenity of neighbouring properties.

Key issues relate to:

- Policy assessment
- Character of area
- Design
- Impact

The development proposed is within the settlement of Chatteris. A mixture of residential and retail/ office establishments can be found along Park Street. The development will provide a detached annexe for the occupation of a family member to the rear of the dwellinghouse. Planning permission is required as the detached building will essentially function as a 1-bedroom, self-contained dwelling.

Confidential information has been provided as justification for the proposal.

Key issues relate to the design and location and the resultant impact of the development on the street scene, character of the Conservation Area and neighbouring properties.

The recommendation is to approve the proposal.

2. HISTORY

Of relevance to this proposal is:

- | | | | |
|-----|---------------|--|--------------------------|
| 2.1 | F/YR04/4115/F | Erection of a 3-bed detached chalet bungalow | Refused 10 December 2004 |
|-----|---------------|--|--------------------------|

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 Emerging Fenland Core Strategy:

CS3: Spatial Strategy and Settlement Hierachy

CS16: Delivering and Protecting High Quality Environments across the District

CS18: The Historic Environment

3.3 Fenland District Wide Local Plan:

E8: Landscape and amenity protection.

H3: Development Area Boundary/Protection of Character and Amenity/Highway Safety.

E12: Preservation of special architectural or historic interests.

4. CONSULTATIONS

- 4.1 **Parish/Town Council:** Recommend refusal as the building is detached from main dwelling.

- 4.2 **County Highways (CCC):** “There is no available off-street parking for the existing dwelling or the existing dwellings to the east. Consequently, the modest number of on-street parking spaces along the frontage is insufficient to cater for the existing need.

A resident of the annexe, either now or in the future, is likely to exacerbate the on-street parking problem.

I trust you will consider this scenario when determining the proposal.”

- 4.5 **Middle Level Commissioners:** Advised that further information should be submitted to prove that a viable scheme for appropriate water level/ flood risk management that meets current design standards exists.

4.7 **Local Residents:**

2 letters of objection relating to the impact of the large scale of the development and the disruption to the neighbouring beauty salon business.

5. **SITE DESCRIPTION**

5.1 The application site lies within the Central Commercial Area Boundary and Conservation Area of Chatteris. Grade 2 properties can be found south and west of the application site. A beauty salon business currently occupies the neighbouring property to the east and a hair dressing salon immediately to the west. Park Street contains a mixture of residential, B1 and A1 premises.

A mixture of modern and original outbuildings and extensions can be found to the rear of properties either side of the application site. Directly to the rear of the site lies Chatteris Fire Station.

6. **PLANNING ASSESSMENT**

6.1 Policy assessment

Policies H3 and E8 and E12 of the current Fenland District Wide Local Plan 1993 are relevant to this application together with policies contained within the emerging Core Strategy.

Policy H3 seeks to retain development within existing settlement limits and Policy E8 seeks to ensure, amongst other things, that the design is compatible with their surroundings in terms of townscape/landscape character, scale and architectural detail. Policy E12 aims to ensure that development within Conservation areas is of a scale and design sympathetic to appearance of the area.

Policy CS16 of the emerging core strategy seeks to ensure that high quality environments are delivered and protected throughout the district. It sets out 14 relevant criteria including making a positive contribution to the local distinctiveness and character of the area, requiring development to be of a scale that is in keeping with the shape and form of the settlement pattern and ensuring that it does not adversely harm the character and appearance of the surrounding area.

The NPPF seeks to deliver sustainable development that will function well and add to the overall quality of the area and respond to local character whilst not preventing or discouraging appropriate innovation. It also states that although visual appearance and the architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations. Decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment.

Character of Area

The character in the immediate vicinity of the application site consists of a mix of residential dwellings and retail establishments mainly of 19th Century design. Various outbuildings and extensions of different styles and ages can be found to the rear of premises adjacent to the application site, none are visible from the street scene.

Design

The proposal is for a single-storey detached annexe for use by a family member. The annexe will be located in the rear garden approximately 2.9m from the rear-most part of the dwellinghouse. The annexe will measure 5.05m in width by 8.25m in depth and 4.1m in height to the ridge and will incorporate a bedroom, bathroom, kitchen and lounge/dining area.

Windows have purposely been excluded from the western elevation to remove any risk of overlooking from the neighbouring property. Windows servicing the bathroom and kitchen and an entrance door are proposed to the eastern elevation. The existing 1st floor windows of the neighbouring properties to the east are obscure glazed, therefore it is not considered that any overlooking from these properties will arise. At ground floor level, a 5' high brick wall encloses the garden and assists in screening the development.

It is noted that a variety of outbuildings of different sizes and design exist to the rear of properties along Park Street, most notably that of the adjacent dwelling to the west which includes what appears to be an original outbuilding and a modern detached double garage. The proposed annexe will utilise facing brick and roof tiles to match that of the original dwellinghouse and therefore will be sympathetic to the area.

Impact

Given the generous garden length that already exists, the inclusion of the annexe is not anticipated to result in a harmful loss of amenity space for those residing at the address.

The comments made by Cambridgeshire County Council Highways are noted; however, as the proposal is in a town centre location and within the Central Commercial Area Boundary, the expectation for off-road parking is lower.

Middle Level Commissioners comments are also noted. There is a requirement for this proposal to be built in accordance with current building regulations which would address the provision of surface water run-off.

The inclusion of the annexe for residential use is not anticipated to give rise to serious amenity harm through noise disturbance and will not adversely impact on the amenity of neighbouring properties.

7. CONCLUSION

- 7.1 The proposed annexe is has been designed sympathetically to the existing dwellinghouse, neighbouring properties and the Chatteris Conservation Area by virtue of its size, scale and with the materials proposed. The annexe is in-keeping with outbuildings found to the rear of properties in the vicinity. The proposed locations of windows combined with the existing boundary treatment will reduce the risk of amenity harm to neighbouring properties.

The development effectively creates a separate dwelling, however it is proposed to apply occupational conditions to control future occupation of the annexe.

Therefore in line with the advice contained within the NPPF and in accordance with policy E3, E8 and E12 of the Local Plan and CS3, CS16 and CS18 of the emerging core strategy this proposal is recommended for approval.

8. RECOMMENDATION

Approve

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 living accommodation hereby approved shall be used only in association with, and ancillary to, the occupation of the existing dwelling at 31 Park Street and shall not be used as a separate dwelling unit.**

Reason - In view of the location of the site and neighbouring residential amenity the formation of a separate dwelling would be unacceptable in this location.

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

Reason - To safeguard the visual amenities of the area.

4. **Approved Plans**



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F/YR13/0131/F

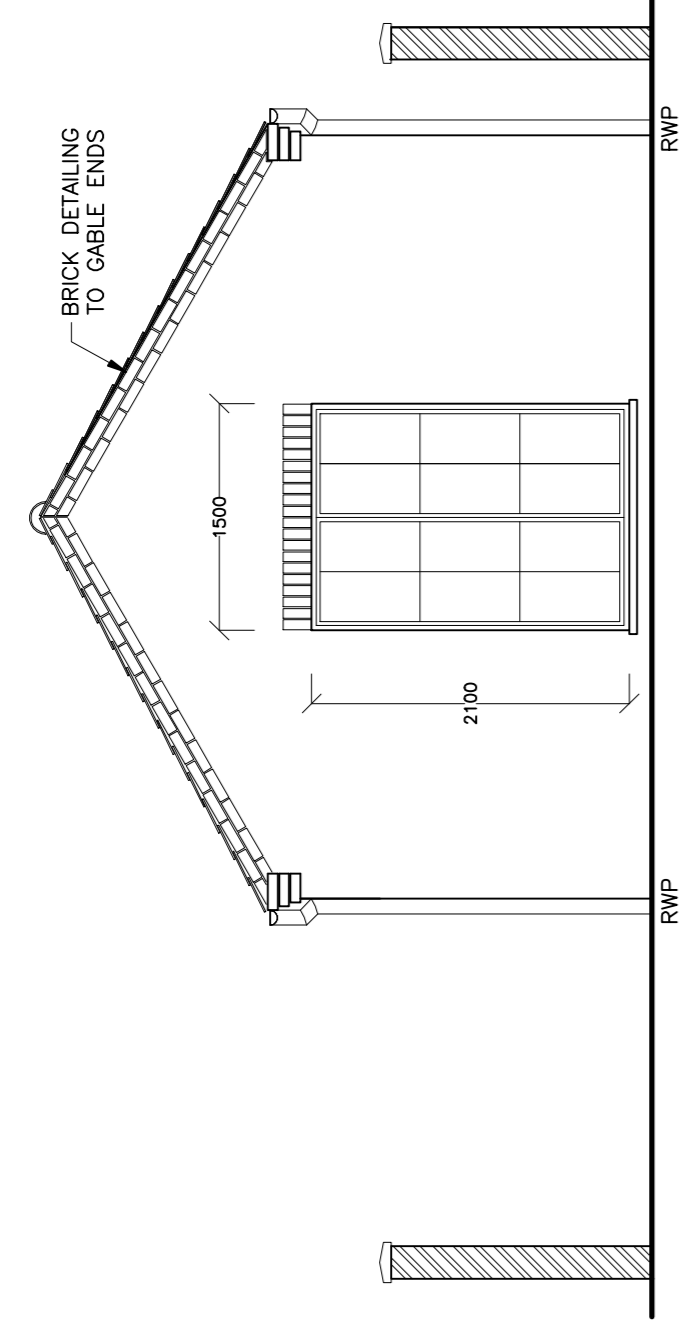
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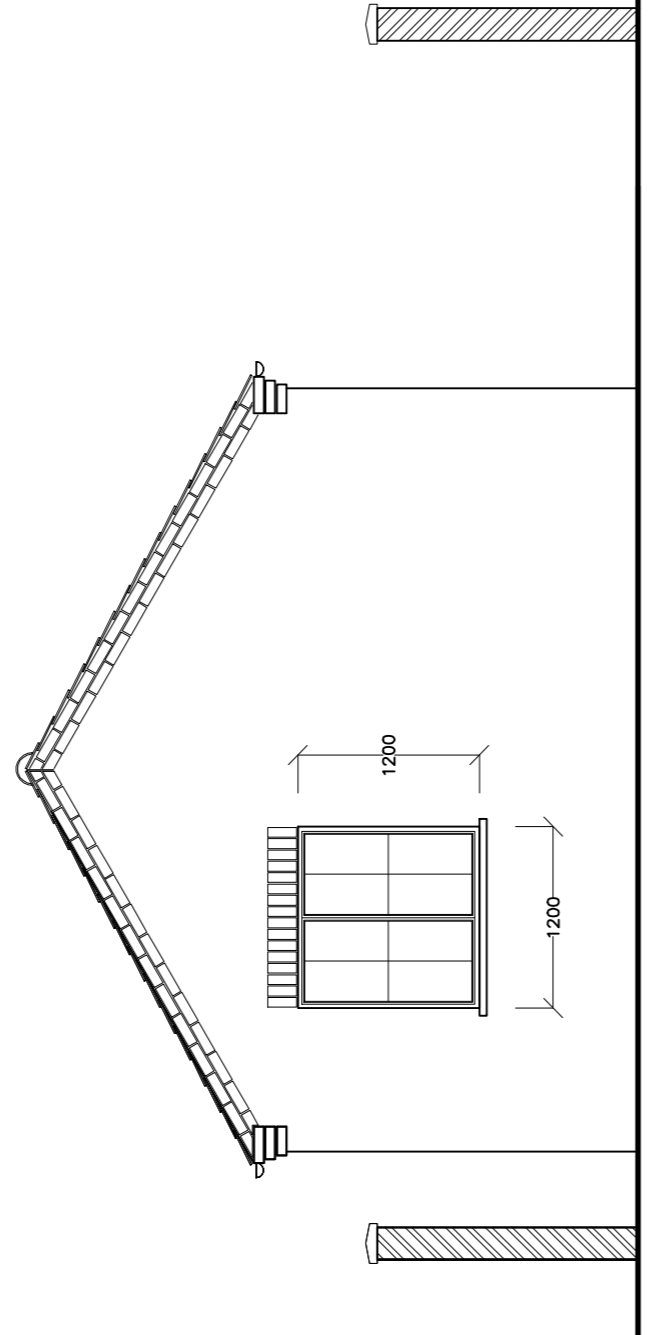
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 Contractor to check all dimensions on site before work starts or materials are ordered. Do not scale. If in doubt check dimensions on drawings. Do not scale. If in doubt check dimensions on drawings.
 Where materials, fixtures and accessories are not fully specified they are to be of the standard appropriate to the works and suitable for the purpose stated in or reasonably to be inferred from the drawings, and good building practice and BS 8000 to the extent that the recommendations define the quality of the finished work. Materials and workmanship to be in accordance with appropriate, BS or EC marks.
 All products and materials to be handled, stored, prepared and used or fixed in accordance with the manufacturers current recommendations.
 The contractor is to arrange inspections of the works by the Building Control Officer as required by the Building Regulations and to obtain completion certificate and forward to the Engineer.

LEGEND

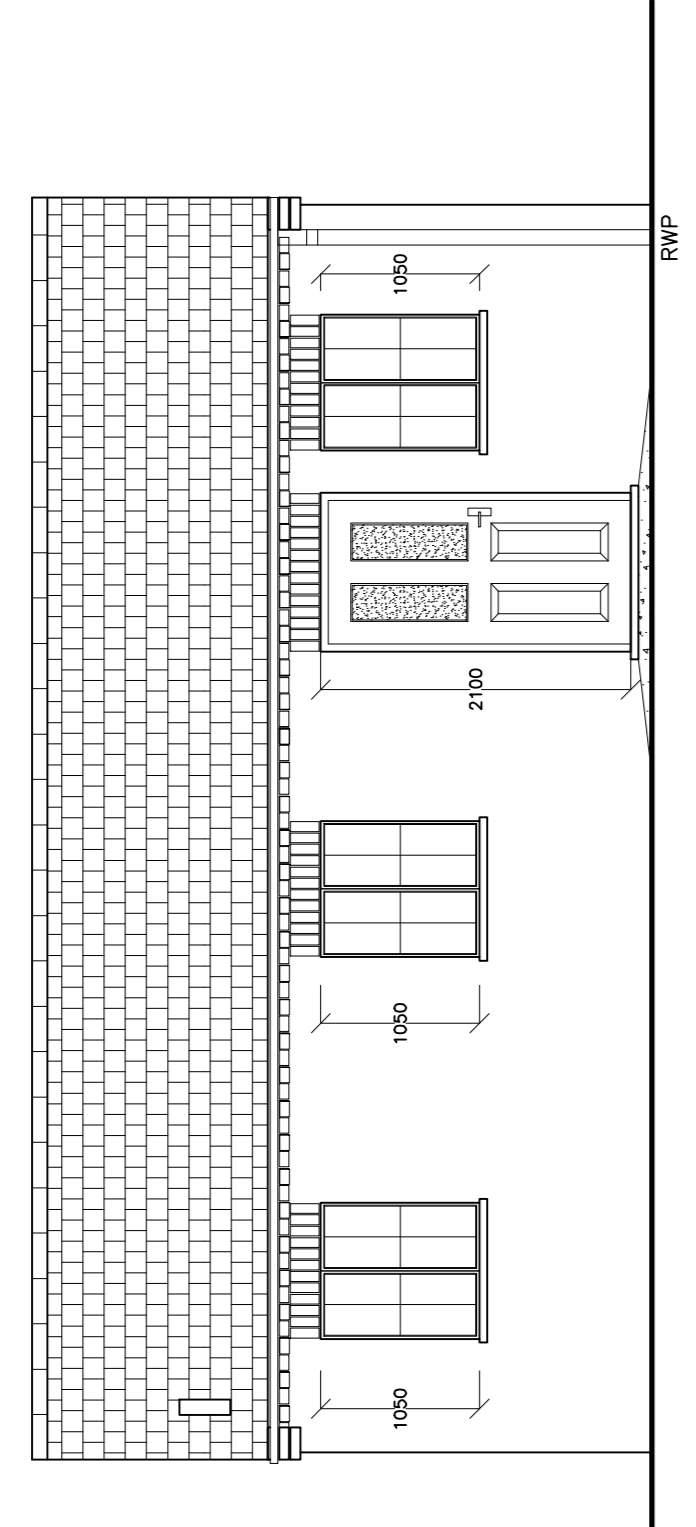
- SA = SMOKE ALARM
- RWP = RAIN WATER PIPE
- SVP = SOIL VENT PIPE
- G = GULLY
- IC = INSPECTION CHAMBER
- EEL = ENERGY EFFICIENT LIGHTING
- EX = EXTRACTOR FAN



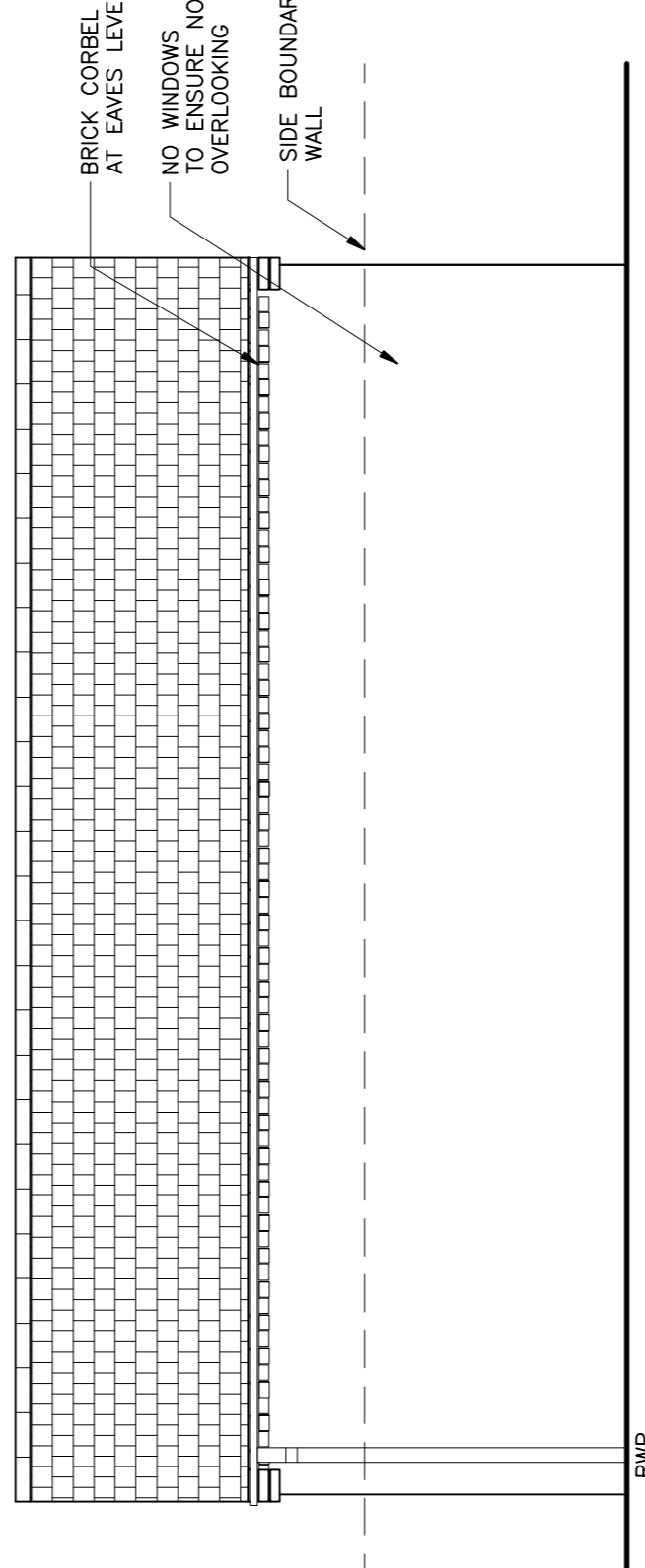
PROPOSED RHS ELEVATION (1:50)



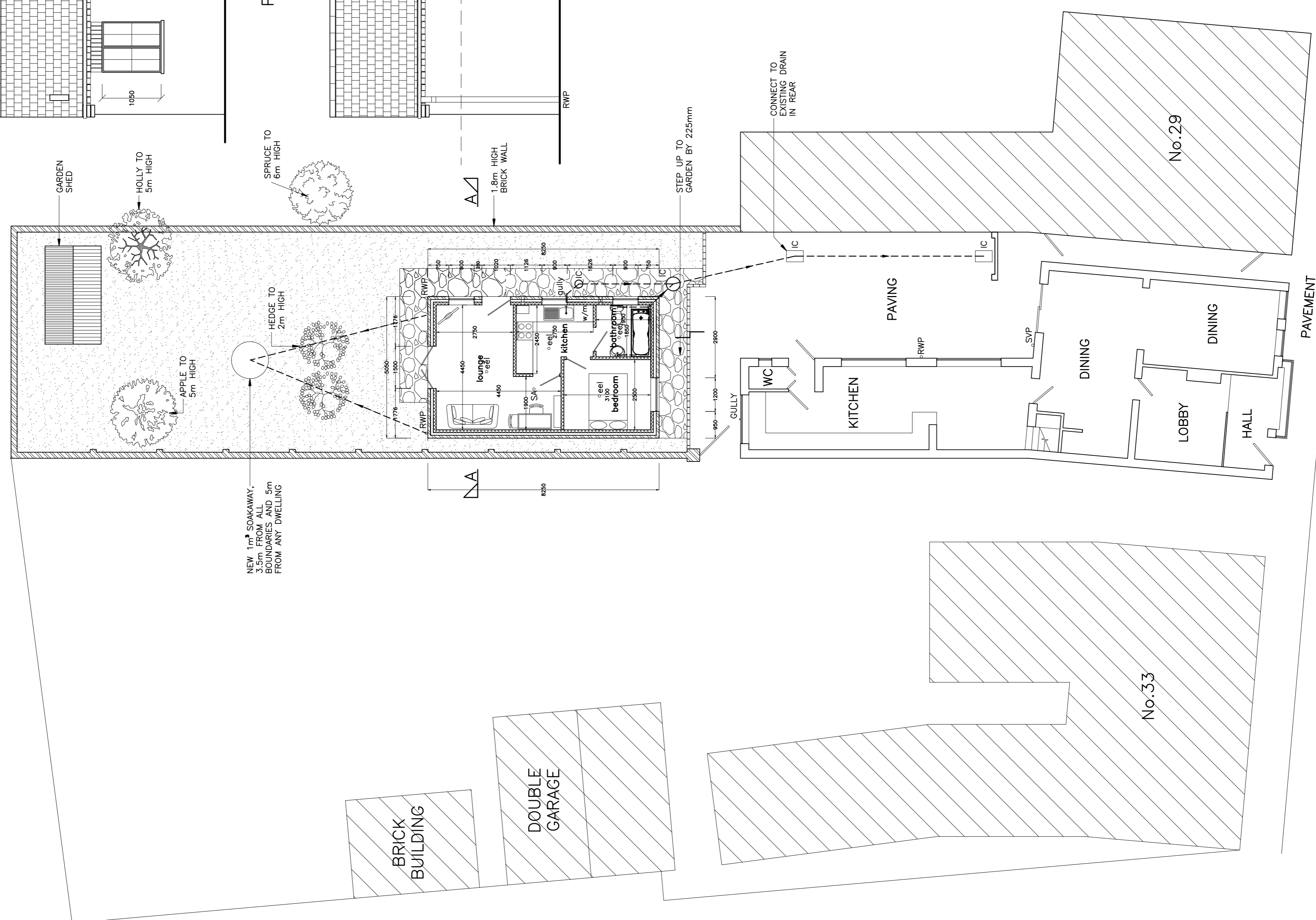
PROPOSED LHS ELEVATION (1:50)



PROPOSED FRONT ELEVATION (1:50)



PROPOSED REAR ELEVATION (1:50)



PROPOSED ROOF PLAN (1:100) (FOR PLANNING)

REVISIONS	DATE
D	FEB 13
C	PLANNING DEPARTMENT QUERIES
B	DRAWING UPDATED
A	AUG 12
	CLIENTS COMMENTS
	FEB 12
	CLIENTS COMMENTS
	JAN 12

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Ferndale District Council
Building Design Awards
 WINNER 2008

Category Winner 2008

Mrs C Wing	
31 Park Street Chatteris Cambs SCHEME 2	
Proposed Annex	
Drawn: R.Papworth	DATE OF ISSUE
Checked:	
DATE: Jan 2012	DRAWING NUMBER
SCALE: 1:50 1:100	H2767/03 D

MATERIALS

GUTTERS AND DOWNPIPES : BLACK CAST ALUMINIUM

JOINERY : WHITE PAINTED TIMBER

EXTERNAL WALLS : BRICKWORK TO MATCH EXISTING DWELLING

ROOF ; TILES TO MATCH EXISTING DWELLING