

**Application Number: FYR13/0140/F  
Minor  
Parish/Ward: March Town Council  
Date Received: 27 March 2013  
Expiry Date: 29 May 2013  
Applicant: Miss L Sutton**

**Proposal: Erection of a single-storey rear extension to the existing dwelling involving the demolition of an existing outbuilding  
Location: 130 Robingoodfellows Lane, March, Cambridgeshire**

**Reason before Committee: The proposal is before the Planning Committee as the applicant is a relative of Cllr Sutton and the agent, David Broker is a District Councillor.**

**1. EXECUTIVE SUMMARY/RECOMMENDATION**

The application seeks planning permission for the erection of a single-storey rear extension to the existing dwelling at 130 Robingoodfellows Lane, March, Cambridgeshire.

The application is to be assessed in line with Policy E9 of the Local Plan and Policy CS16 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 harm the amenity of neighbouring properties.

Key issues relate to:

- Policy assessment
- Design
- Impact

The development proposed is within the residential settlement of March. The proposed extension will be located to the rear of the property and will provide additional living space.

Key issues relates to the design and the resultant impact of the development on neighbouring properties.

The recommendation is to approve the proposal.

**2. HISTORY**

Of relevance to this proposal is:

**2.1 No previous history**

### 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:**

CS16: Delivering and Protecting High Quality Environments across the District

#### 3.3 **Fenland District Wide Local Plan:**

E9: Respect style and scale and Amenity protection.

### 4. **CONSULTATIONS**

4.1 ***Parish/Town Council:*** Recommend Approval

4.5 ***Middle Level Commissioners:*** Will not be commenting

4.7 ***Local Residents:*** No comments received

### 5. **SITE DESCRIPTION**

5.1 The application site lies within the established residential settlement of March. The road consists of a mixture of terraced, semi-detached and detached properties. The application site is a semi-detached property, adjoined to the property to the east. To the west lies a detached dwelling. Properties along this section of road enjoy generous rear gardens.

### 6. **PLANNING ASSESSMENT**

#### 6.1 Policy assessment

Policy E9 of the current Fenland District Wide Local Plan 1993 and Policy CS16 of the emerging Core Strategy are relevant to this application together with policies contained within the NPPF.

Policy E9 seeks to ensure, amongst other things, that the design is compatible with the character, scale and architectural detail of the original building and has regard for the amenity of adjoining properties and the locality in general.

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.

### Design

The proposal is for a single-storey rear extension situated on the rear of the existing dwellinghouse. The extension will serve as a kitchen and sitting area and will measure 5.5m in projection by 3.5m in width with a height of 3.5m to the ridge.

It will be constructed from facing brick to match the front of the existing dwellinghouse – the existing rear is of smooth render finish, and that of the existing outbuilding in the rear garden. The roof tiles proposed will also match that of the existing dwellinghouse.

Windows are proposed to the western elevation and double doors with sidelights to the rear.

It is considered that the design is sympathetic to the existing dwellinghouse and character of the area.

### Impact

The rear garden is south facing and when considering the 45° degree test for overshadowing, it is not anticipated that the introduction of the extension will cause substantial overshadowing.

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

The rear garden is well screened with a mixture of 1.8m high fence, existing outbuildings and vegetation and therefore no adverse impact on neighbouring properties is anticipated.

## **7. CONCLUSION**

- 7.1 The proposed extension is considered to be sympathetic to the original dwellinghouse and in-keeping with the character of the area. It is anticipated that no adverse impact on the amenity of neighbouring properties will arise given the scale of the development and the screening along the perimeter of the site.

Therefore and in accordance with the advice contained within the NPPF and in accordance with policy E9 of the Local Plan and CS16 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 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**



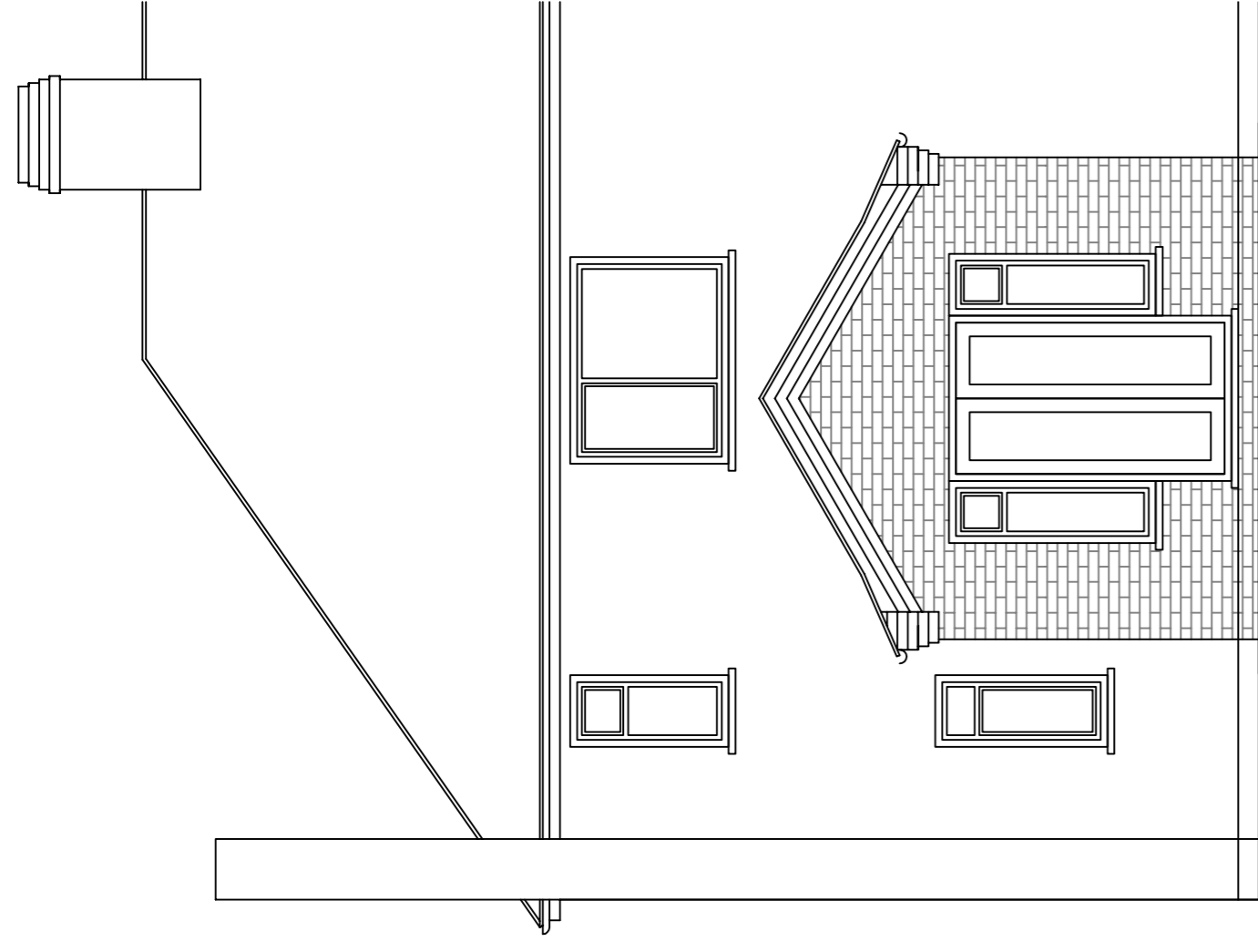
Created on: 04/03/2013

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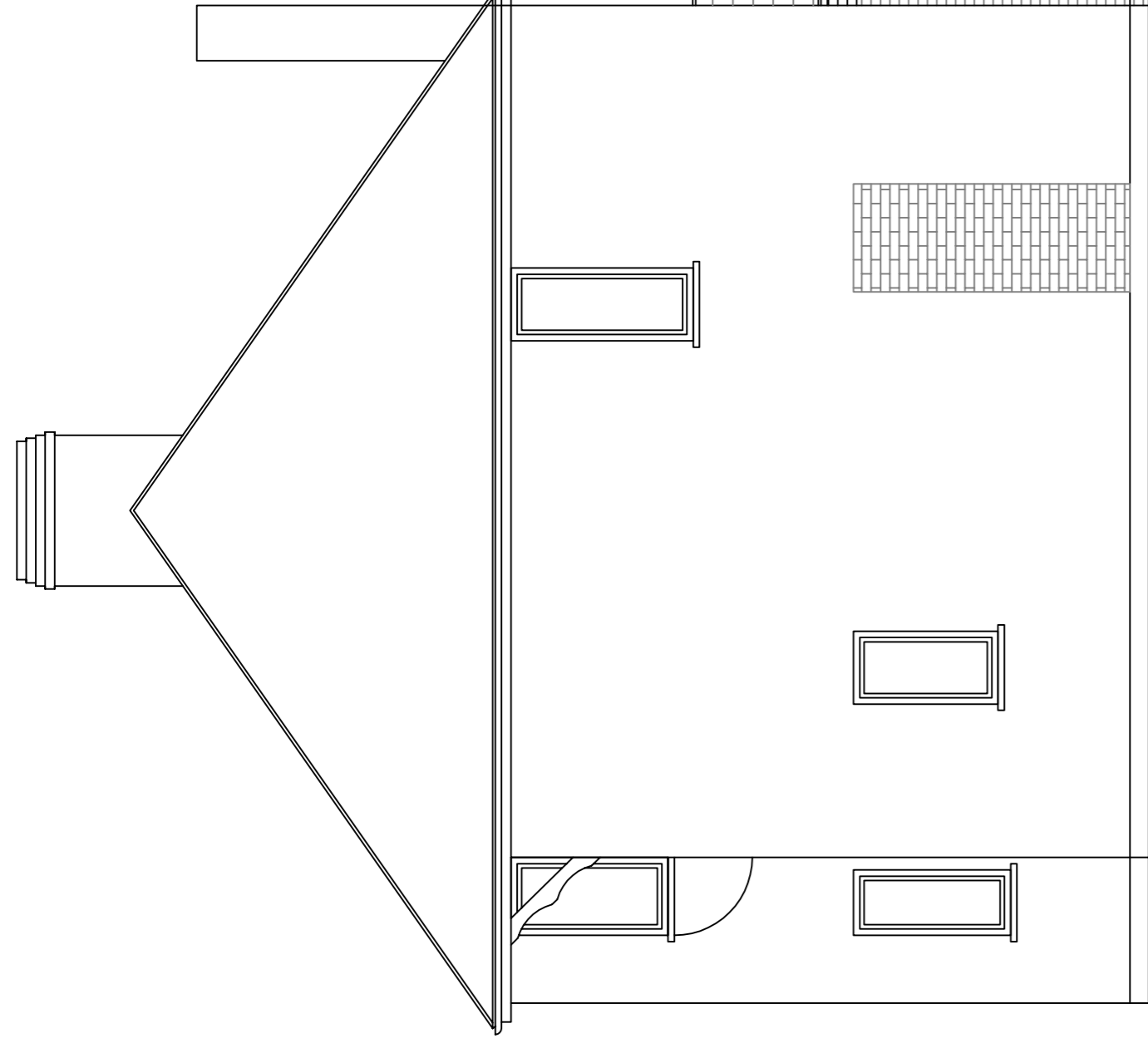
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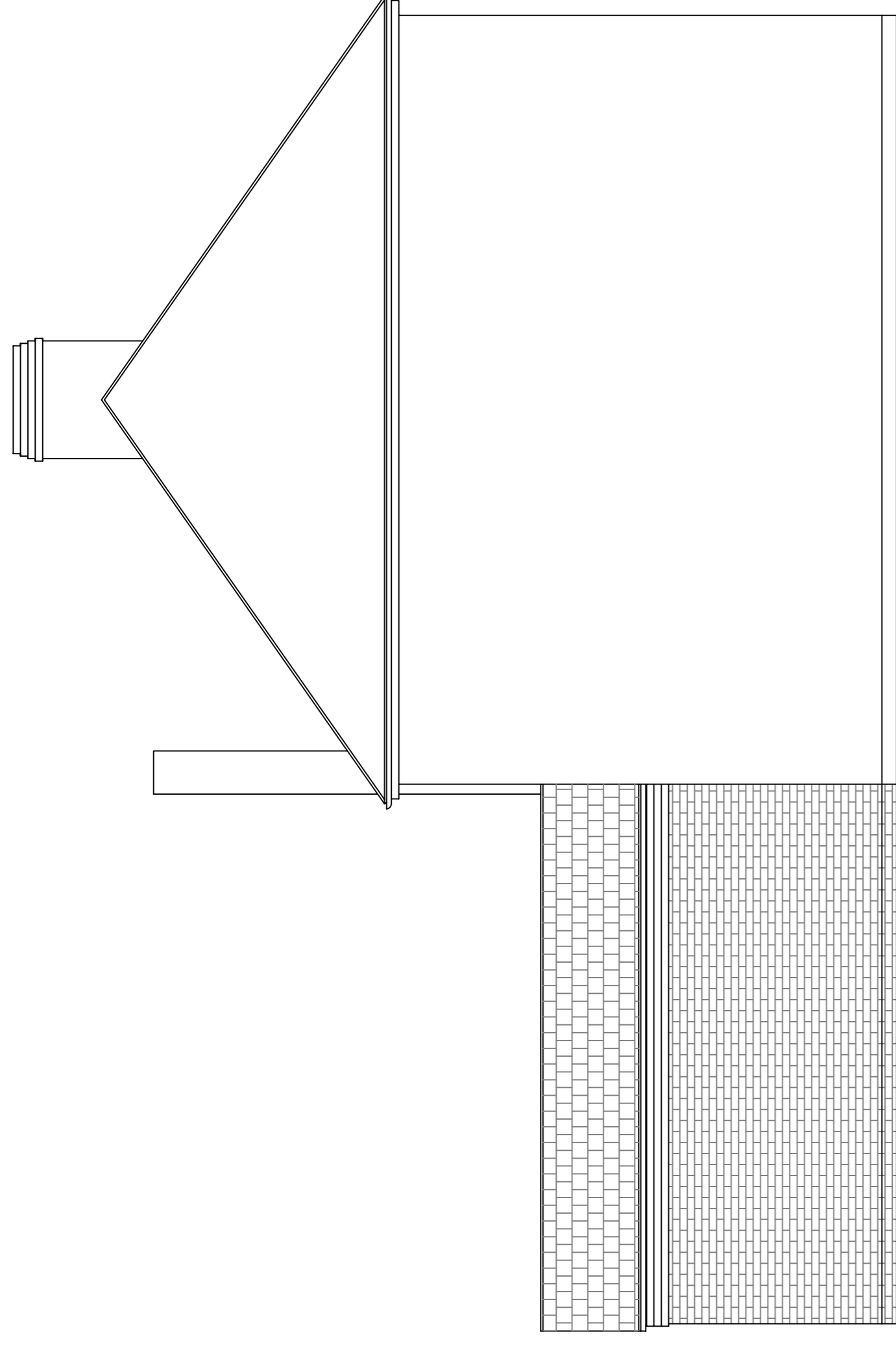




**PROPOSED REAR ELEVATION**  
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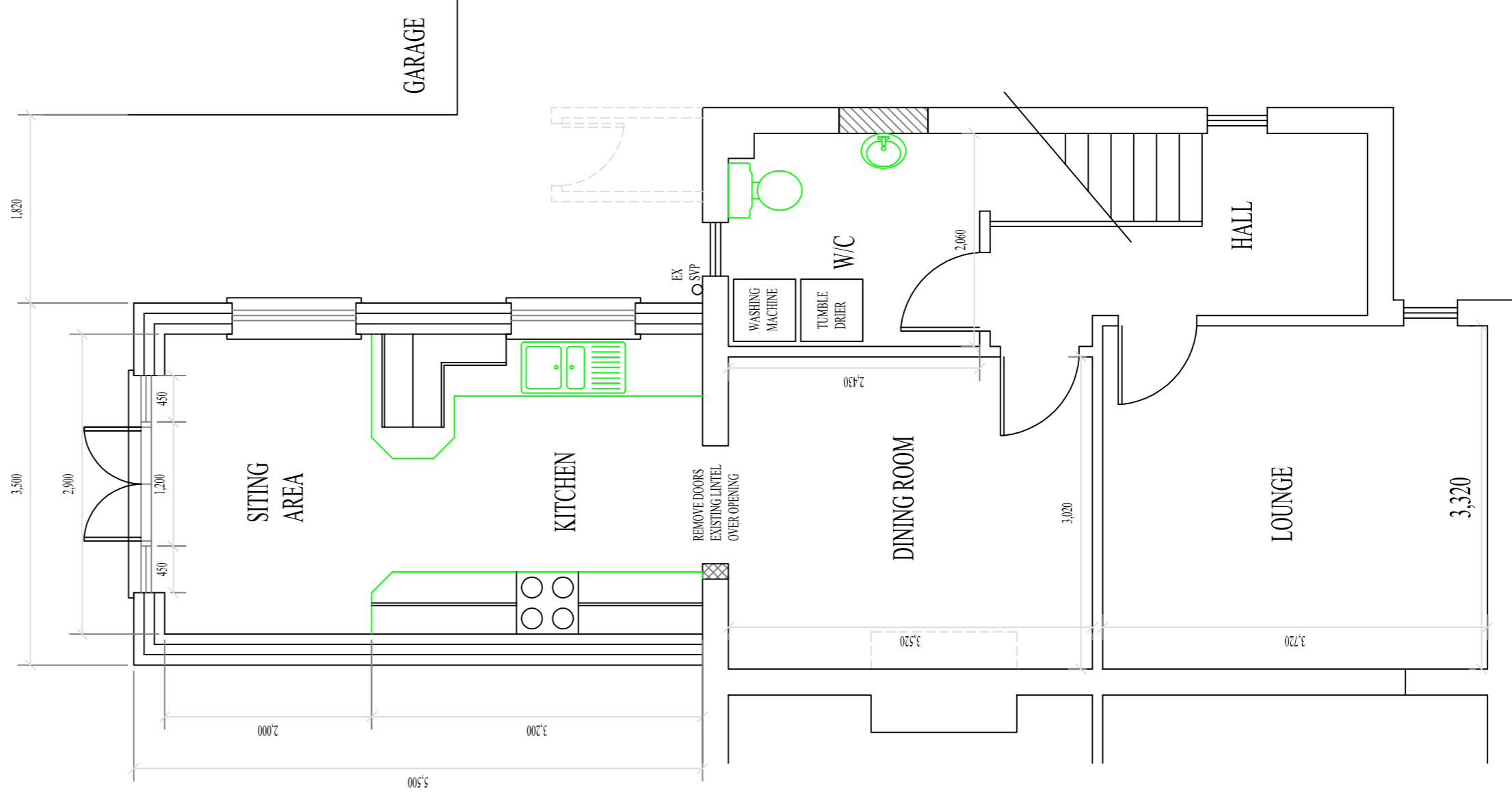
**PROPOSED SIDE ELEVATION**  
SCALE 1:50



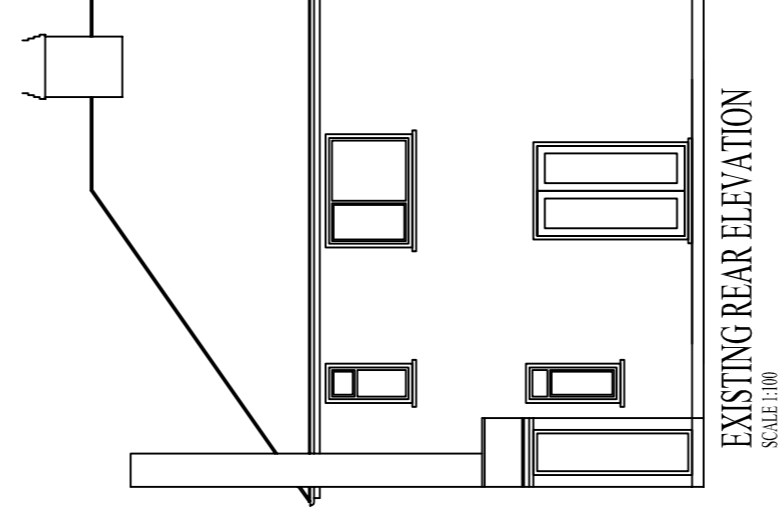
**PROPOSED SIDE ELEVATION**  
SCALE 1:50

MATERIALS  
BRICKS TO MATCH FRONT OF EXISTING DWELLING  
ROOF TILES TO MATCH EXISTING DWELLING

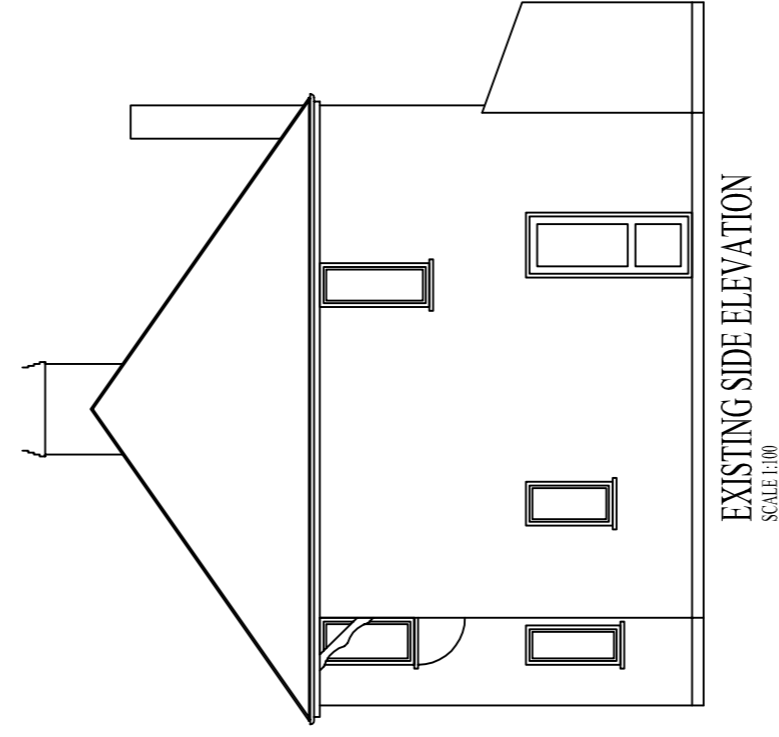
WRITTEN CONSENT IS REQUIRED FROM ADJOINING  
PROPERTY OWNER FOR ANY PART OF THE EXTENSION  
WHICH GOES OVER THE BOUNDARY LINE



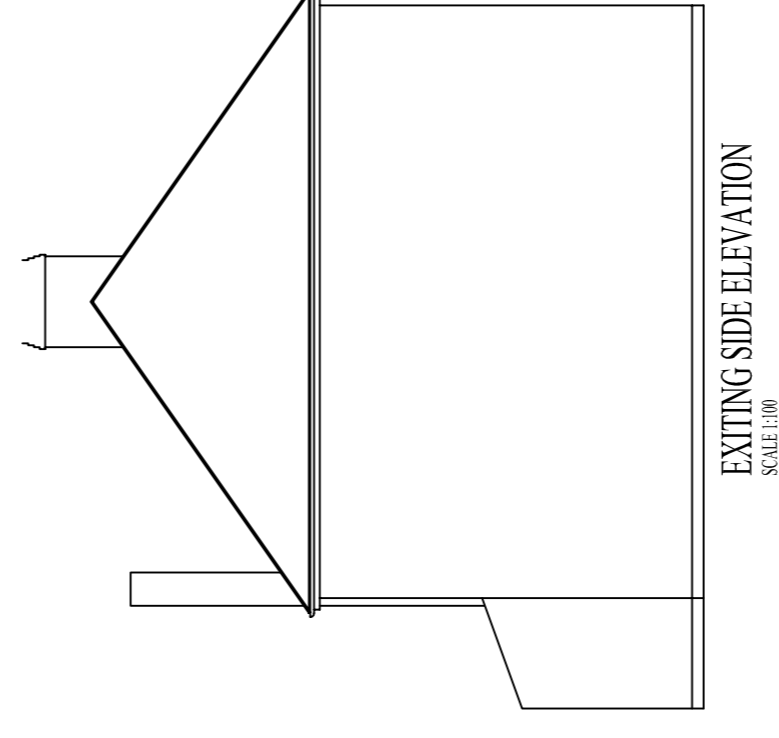
**PROPOSED GROUND FLOOR PLAN**  
SCALE 1:50



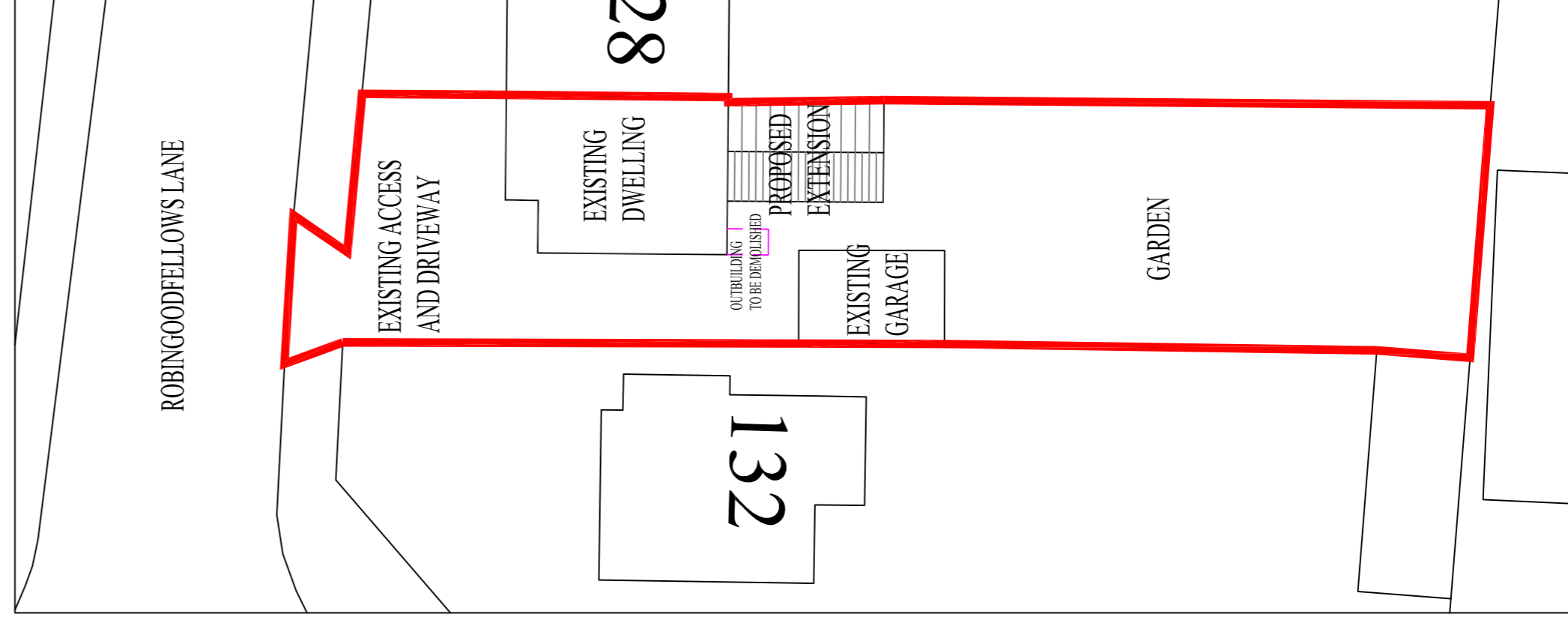
**EXISTING REAR ELEVATION**  
SCALE 1:50



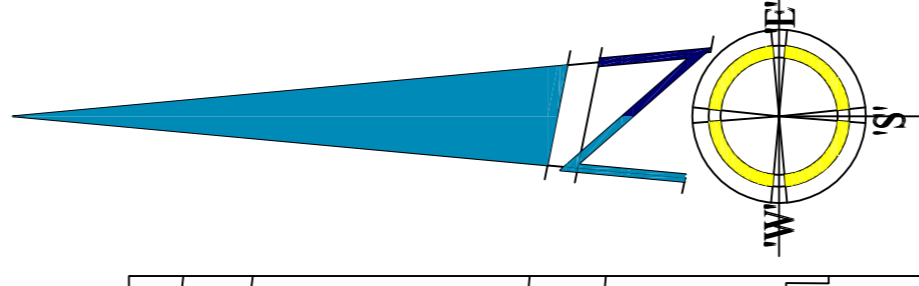
**EXISTING SIDE ELEVATION**  
SCALE 1:50



**EXISTING SIDE ELEVATION**  
SCALE 1:50



**BLOCK PLAN**  
SCALE 1:200



**LOCATION PLAN**  
SCALE 1:1250

**LABC**  
Peterborough City Council  
Winner, New Small Scale 2011  
Eco-Design Competition  
2011  
Eco-Design Competition  
2011  
Commercial category building  
Construction Awards Finalist 2010

**Building**  
Design Awards  
Winner, Heritage award 2010  
for Conversion or Renovation  
2010  
Eco-Design Competition  
2010  
for Conversion or Renovation  
2010  
Heritage award New Build  
Heritage award New Build  
Design and Construction award  
Peterborough City Council

Rev	Purpose	By	Date

**DBDS**  
DAVID BROKER DESIGN SERVICES  
ARCHITECTURAL TECHNICIANS  
15 DANBROOK HILLS CATMOR ROAD  
CONCEPT 2000  
WISBECH ST MARY  
DESIGN AND DEVELOPMENT  
WISBECH CAMBS PE15 5RW  
Tel: 01945 831111  
Fax: 01945 831100  
Email: david@dbds.org.uk

Issue: No 1 For client comment and approval  
Issued prior to Council approval and subject to amendment

Client: MR C. WEBB & MISS L. SUTTON

Drawing No: 1682

Project: PROPOSED SINGLE STOREY REAR EXTENSION

Site: 19 ROBINGOODFELLOWS LANE  
MARCH

Rev	Drawn	Checked

Form Scale: 1:50 @ A1  
Date: FEB 13  
Revision No:  

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