

Application Number: F/YR12/0846/F

Other

Parish/Ward: Benwick

Date Received: 31<sup>st</sup> October 2012

Expiry Date: 26<sup>th</sup> December 2012

Applicant: Mrs C Ely

Agent: Mr M Hall, Morton & Hall Consulting Ltd

**Proposal: Erection of 2-storey side and rear extension to existing dwelling involving demolition of existing rear extension and removal of a chimney.**

**Location: 27, Doddington Road, Benwick**

**Reason before Committee: The level of objections received and given the extensive history of the site.**

## 1. EXECUTIVE SUMMARY/RECOMMENDATION

This application seeks full planning permission for a two-storey side and rear extension to an existing dwelling at 27, Doddington Road in Benwick. The site currently comprises a detached 2-storey dwelling with associated residential amenity space. The area is characterized by a number of residential dwellings in with the prevailing form of development being linear.

The key issues to consider are:

- Site History
- Scale and Design

The key issues have been considered along with current Local and National Planning Policies and the proposal is considered to fail to respect the character and form of the existing dwelling; have an overbearing and dominant impact on the adjoining property thereby adversely impacting on existing residential amenity and having a negative impact on the street scene.

Therefore the application is recommended for refusal.

## 2. HISTORY

Of relevance to this proposal is:

- |     |                    |   |  |
|-----|--------------------|---|--|
| 2.1 | F/YR12/0570/F      | Erection of a 2-storey side and rear extension to existing dwelling involving demolition of existing rear extension and removal of chimney                  | Withdrawn – 14 <sup>th</sup> September 2012. |
| 2.2 | F/YR11/0379/NONMAT | Non-material amendment: To reduce the width of the garage, move window and insert 2no windows on the ground floor rear elevation relating to F/YR10/0765/F. | Approved 6 <sup>th</sup> June 2011           |
| 2.3 | F/YR11/0294/NONMAT | Non-material amendment: To reduce the width of the garage,  | Refused 26 <sup>th</sup> April 2011.         |

2.4	F/YR11/0130/F	<p>move window and insert 2no windows on the ground floor rear elevation and insert a window on the first floor west elevation relating to F/YR10/0765/F.</p> <p>Erection of a 2-storey rear extension and single-storey side extension involving demolition of existing rear extension and removal of a chimney.</p>	<p>Refused 29<sup>th</sup> March 2011.</p>
2.5	F/YR10/0765/F	<p>Erection of 2-storey rear extension and extension to side involving demolition of existing rear extension.</p>	<p>Granted 13<sup>th</sup> December 2010.</p>

3.

**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 Parish Council**

Not yet received

**4.2 Middle Level Commissioners**

Requires adequate details and test results to prove that the proposed surface water/treated effluent disposal system will work efficiently at this location. Further information will be required to be presented to the Board prior to them being able to approve the proposed details.

**4.3 Local Residents**

In relation to the initially submitted scheme:

1 petition received signed by 12 signatures concerning the number of bedrooms proposed and the level of parking proposed.

1 letter of objection received concerning (in summary):

- A previous planning application for a 2-storey extension was refused.
- The proposal is not in keeping with the other properties in the road.
- The dwelling will lose its Victorian

- appearance.
- The current granted permission for a single-storey side extension already dominates their property and this will overwhelm our property with its size.
  - Permission for a 4-bed house three doors away was turned down because of the size and because it would dominate neighbouring properties.
  - The layout restricts vehicular access.
  - The garage has been changed to store room further reducing the parking.
  - It will create a blind spot for access into and out of neighbouring driveways.
  - The applicant has included highway verge land in their plans.

In relation to the amended scheme submitted:

1 letter of objection received reiterating the points of objection submitted for the previous design. This letter has also been signed and supported by 21 signatures.

## 5. **SITE DESCRIPTION**

- 5.1 The site currently comprises a detached 2-storey dwelling, on a relatively large plot, with associated garden and driveway. The area is characterized by residential development with a mix of dwelling scales and designs. Development is predominantly in a linear form of road frontage dwellings. The site has been subject to a number of historical applications with a previously extension (approved as single storey) partially constructed to the side.

## 6. **PLANNING ASSESSMENT**

- 6.1 The key considerations for this application are:

- Site History
- Scale and design

### (a) Site History

There have been a number of applications on this site since 2010, which have been summarised earlier in this report. On 13<sup>th</sup> December 2010 permission was granted for a 2-storey rear extension and single-storey side extension under planning permission F/YR10/0765/F. On 30<sup>th</sup> March 2011 application F/YR11/0130/F was refused for a 2-storey rear extension and single storey side extension for the reason that the side extension would be overbearing and detrimental to the neighbour due to the proximity of the development to 25A. The side extension would have been within approximately 3.25 metres of the

neighbour in this instance rather than the 4 metres that was previously approved. Following this, 2 non-material amendments were submitted to alter the development permitted in 2010, details of which have been summarised in the history section at the beginning of this report.

In 2012 an application was submitted for a 2-storey side and rear extension which was subsequently withdrawn and this current application submitted. In addition, prior to submitting this application the construction began on the approved 2010 scheme. This was then halted to explore the potential for a 2 storey side extension rather than the single storey one that was permitted. As such the scheme is very much 'retro-fitted' onto the approved footprint, which results in a less cohesive scheme than one which had been considered in its totality from the outset. Indeed it must be noted that prior to the submission of the single storey scheme officers met with the agent out on site and identified the challenges in extending the host dwelling given its scale and positioning on the plot. Advice given at the time was firmly that the applicants aspirations for the site could only be fully fulfilled should a complete redevelopment of the site be tabled. It was against this backdrop that a single storey scheme was pursued.

#### (b) Scale and Design

This application is a full application for a 2-storey rear extension and a 2-storey side extension to the existing 2-storey detached dwelling. As detailed in the site history section above there is an extant permission for a 2-storey rear extension which remains acceptable within this submission. The difficulties lie with the side extension in this instance. A single-storey side extension was permitted which protruded forward of the main dwelling and this has been partially constructed on site. As detailed in the section above once construction had commenced the applicants considered that they needed more space in the form of a 2-storey side extension. Initially the application showed a Dutch barn style arrangement to sit above the footprint of the approved single-storey extension. This resulted in the 2-storey element protruding beyond the existing front elevation and was considered to be over-dominant and likely to have a detrimental impact on the neighbouring dwelling. In addition, this arrangement would have resulted in a mass of brick, black timber feather edge boarding and roof tiles along the boundary with the neighbour which would have been very dominant and overbearing.

Following this, lengthy discussions were undertaken with the agent as it was considered that the 2 storey element could not protrude forward as per the ground floor part of the proposal. It was acknowledged that work had already commenced on the ground floor and there would be costs associated with removing this. Accordingly Officers endeavoured to work with the agent to see if a solution could be found and this resulted in the following revisions:

The Dutch barn element was deleted; the second floor was reduced in depth to sit in line with the existing dwelling, but retaining a ground floor projection as per the previously approved and partially constructed extension. Throughout the applications the rear part of the proposal has remained as approved in 2010.

Whilst it is considered that the removal of the black cladding and the reduction in the first floor element has slightly reduced the impact on the neighbouring property concerns are still raised regarding the impact that the extension will

have both on the adjoining occupier and the street scene. Given the scale of the existing dwelling in terms of roof height it is not possible to deliver a two storey extension which has any degree of subservience to the host unit. In addition the relationship of the extension to the boundary and the existing outlook of the adjacent property is such that the scheme will have a negative impact on both existing residential amenity and the street scene, albeit it lessened from the harsh two storey 'dutch barn' style extension originally proposed.

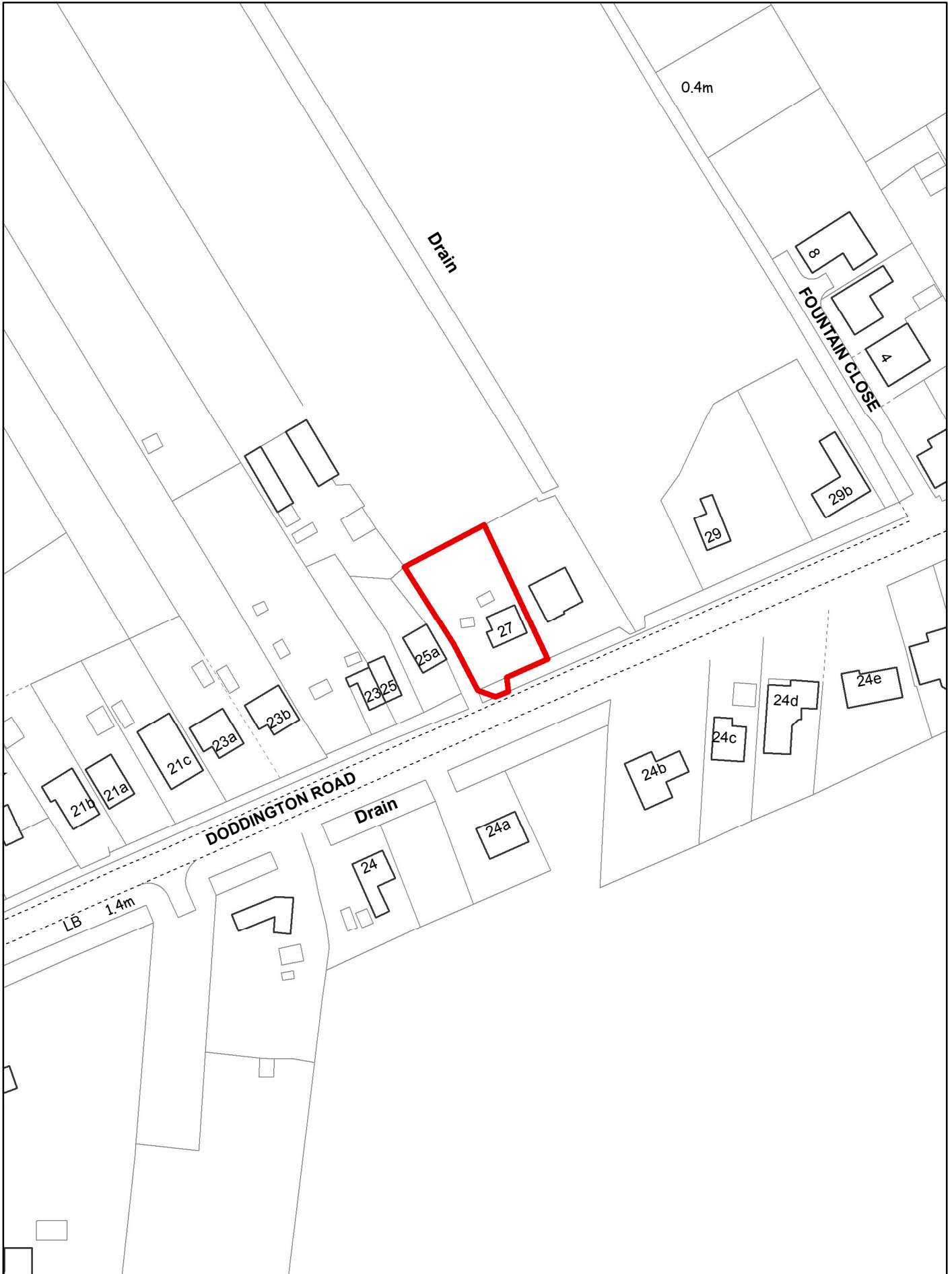
## **7. CONCLUSION**

- 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. Whilst the approved scheme and the applicants aspirations have been given due consideration Officers are unable to favourably recommend the scheme given the need to ensure the amenities of adjacent occupiers and the character of the street scene are not compromised.

## **8. RECOMMENDATION**

### **Refuse.**

1. The proposal is considered contrary to Policy E9 of the FDWLP and Policy CS16 of the FDP-CS in that does not respect the scale and character of the host dwelling and would result in an adverse impact on the adjoining residential occupier, by virtue of its over-dominant and imposing appearance and relationship with the common boundary. In addition it is considered that the scheme will have a negative impact on the street scene.



Created on: 05/11/2012

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Scale = 1:1,250



EXISTING ACCESS

PAVEMENT

SOFT LANDSCAPING

NEW RAINWATER 1m<sup>2</sup> SOAKAWAY

EDGING BY SPECIALIST

SWEEP STACK

NEW BOILER BY SPECIALIST

NEW WINDOW

NEW WINDOW

NEW WINDOW

NEW WINDOW

NEW WINDOW

NEW WINDOW

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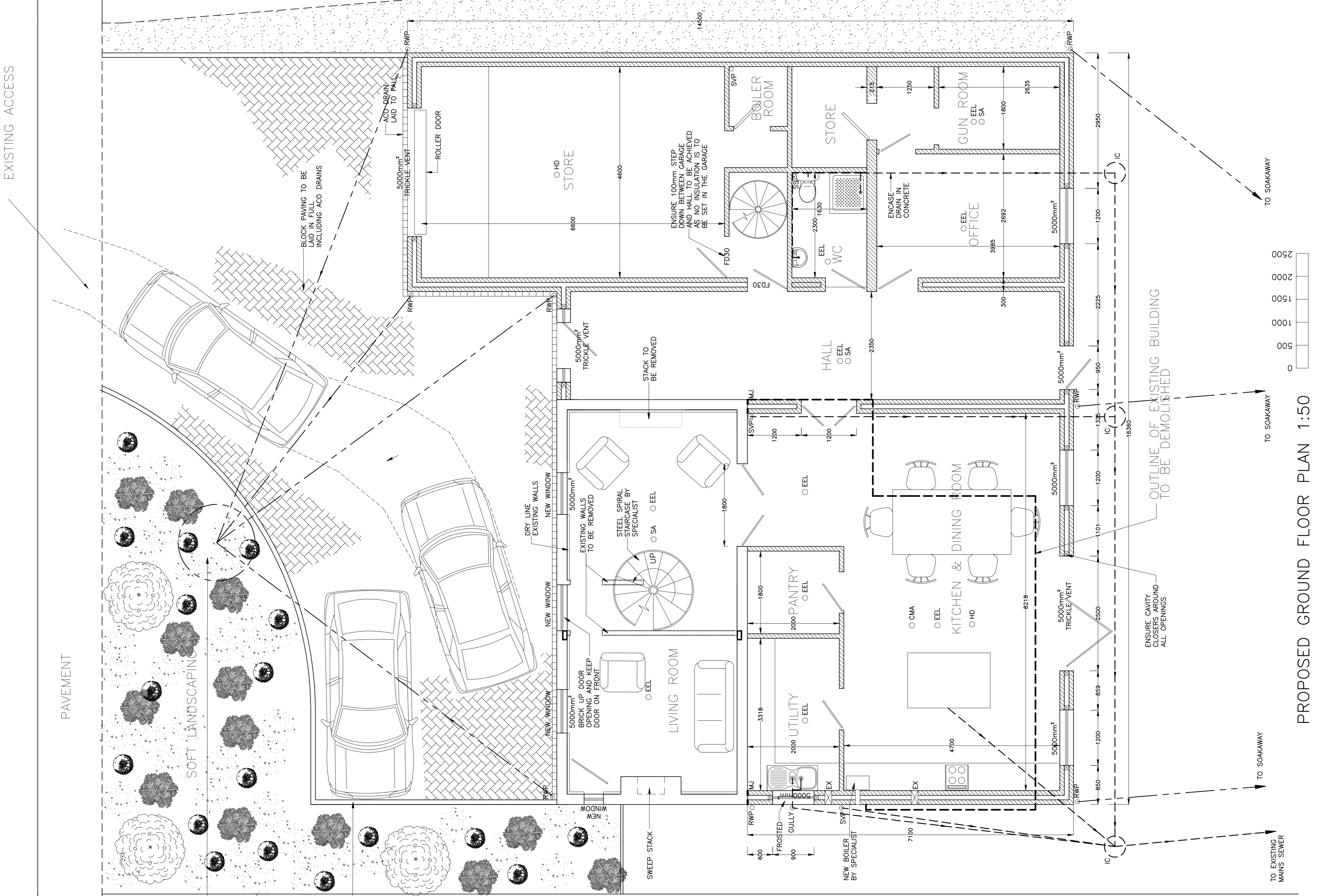
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NEW WINDOW

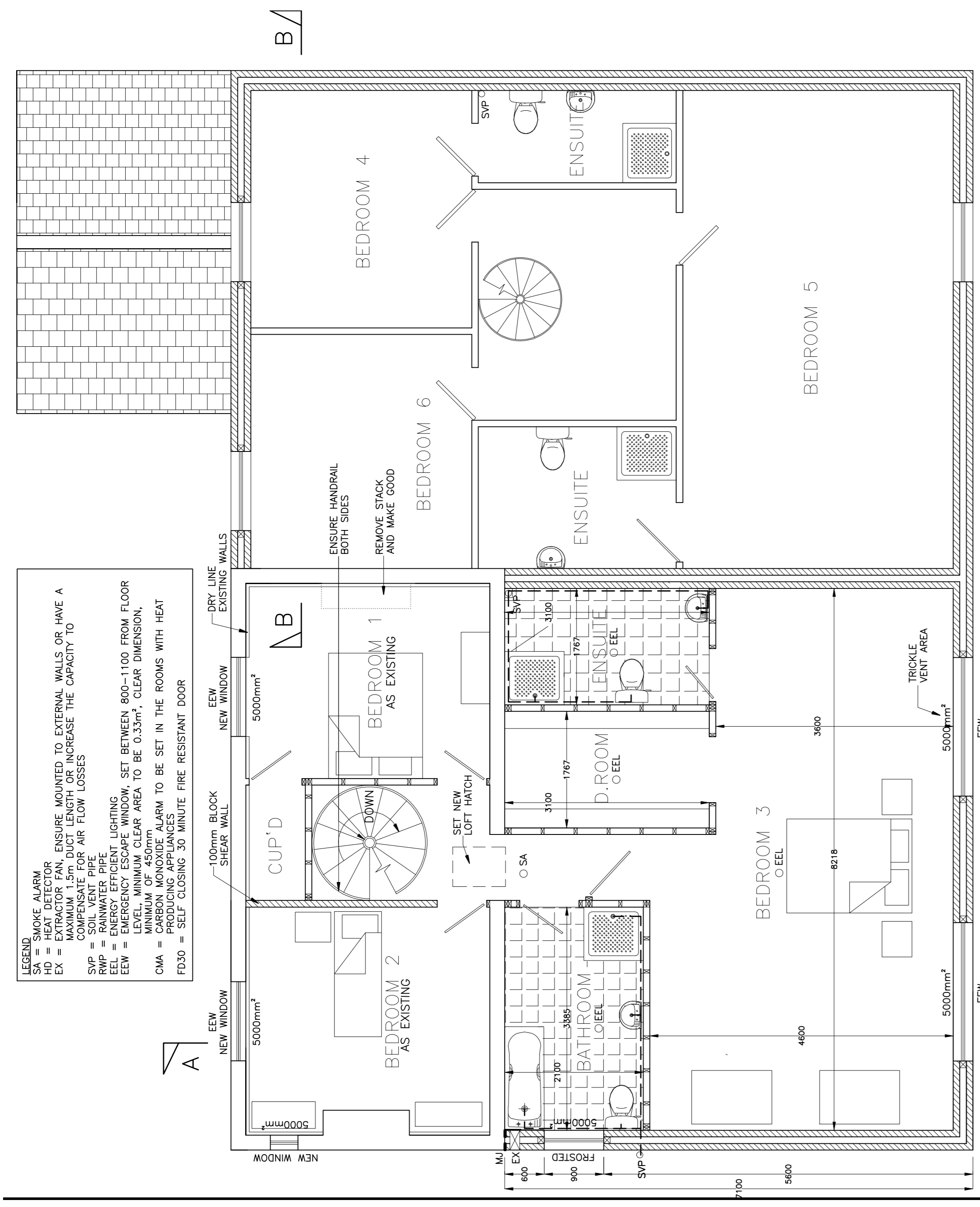
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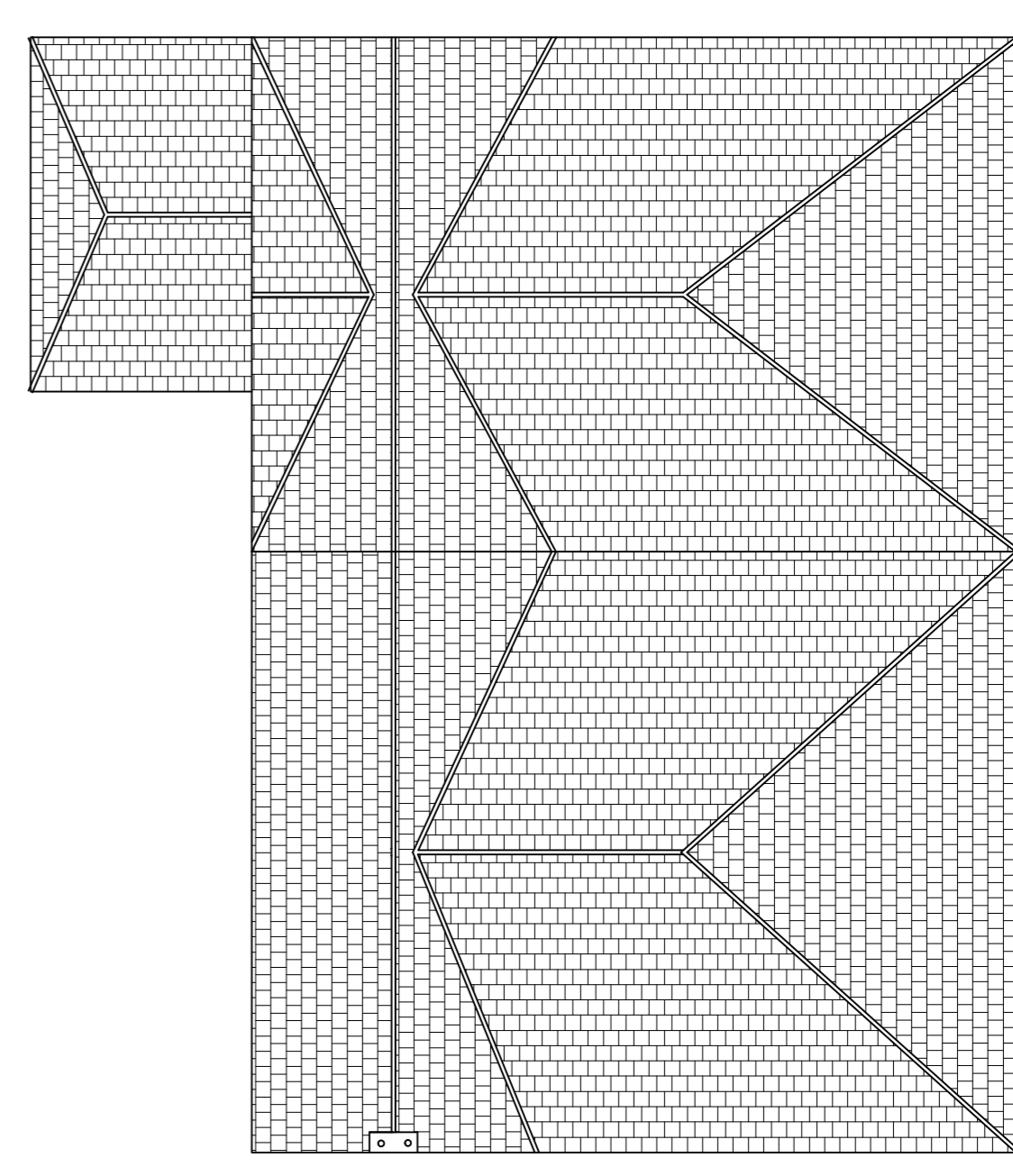


PROPOSED GROUND FLOOR PLAN 1:50



PROPOSED FIRST FLOOR PLAN 1:50

- GENERAL NOTE:
1. ALL WORKS MUST COMPLY WITH HEALTH AND SAFETY REQUIREMENTS.
  2. THE SITE MUST BE SECURE.
  3. NO WORKS ARE TO COMMENCE UNTIL ALL APPROVALS ARE CONFIRMED IN WRITING.
  4. ALL MATERIALS MUST BE SET IN ACCORDANCE WITH THE MANUFACTURER'S DETAILS.
  5. IT IS SOUGHT OUT THAT OTHER CONDITIONS MAY EXIST OVER THE SITE THAT WE HAVE NO KNOWLEDGE OF AND THEREFORE ACCEPT NO RESPONSIBILITY FOR SUCH CONDITIONS.
  6. ELECTRICAL CONTRACTORS MUST PROVIDE CERTIFICATION ON COMPLETION OF ANY EXISTING SERVICES PRIOR TO WORKS COMMENCING.
  7. DO NOT SCALE DRAWINGS, IN DOUBT ASK.
  8. ELECTRICAL CONTRACTORS MUST PROVIDE CERTIFICATION ON COMPLETION OF THE WORKS.
  9. NO UNDERMINING OF ANY BUILDINGS MUST TAKE PLACE.
  10. ANY RIGHT OF WAY MUST BE KEPT CLEAR AT ALL TIMES.
  11. FOUNDATION EXCAVATIONS MUST NOT BE LEFT OPEN OVERTNIGHT.
  12. PARTIES IN WHOLE OR IN PART.

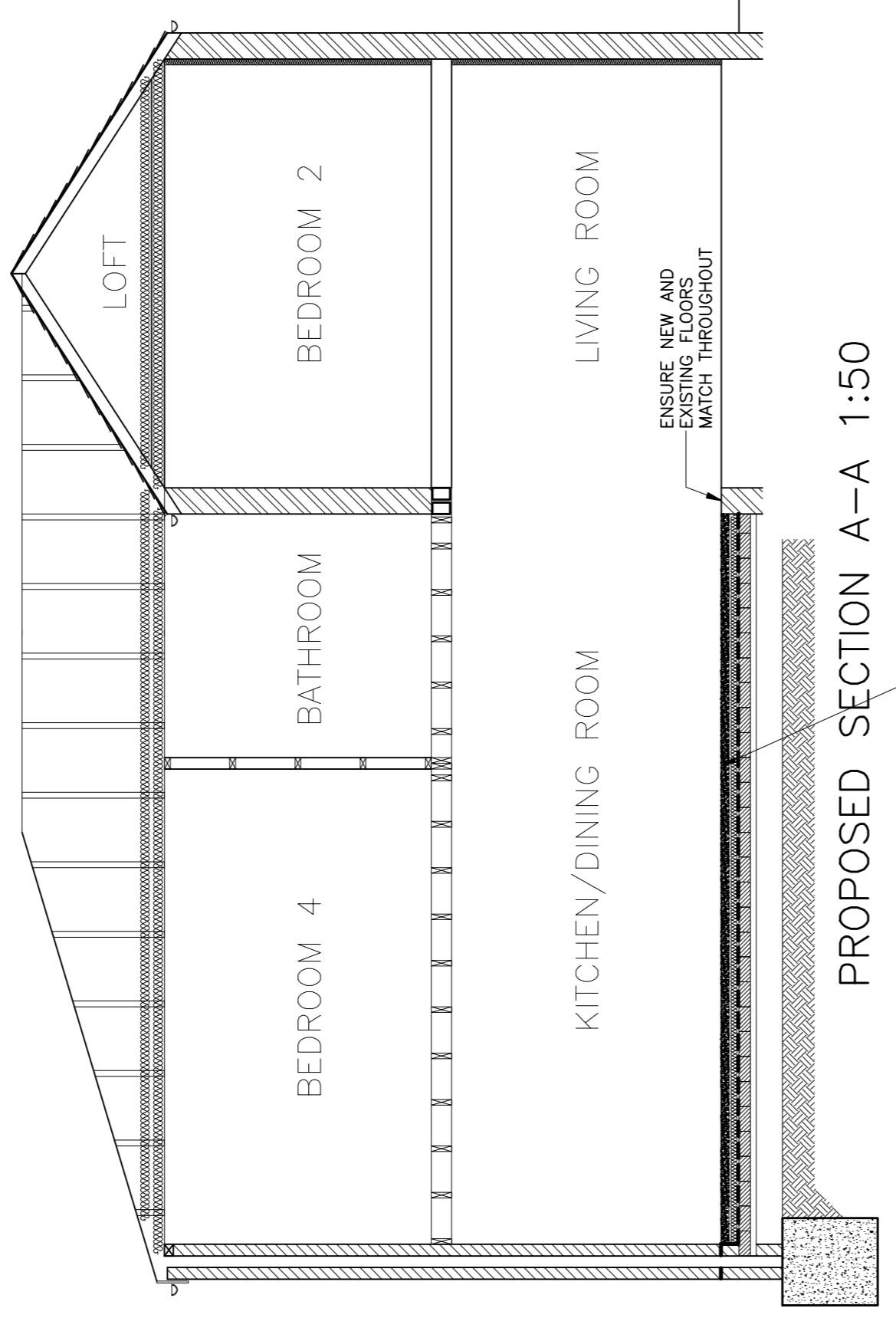
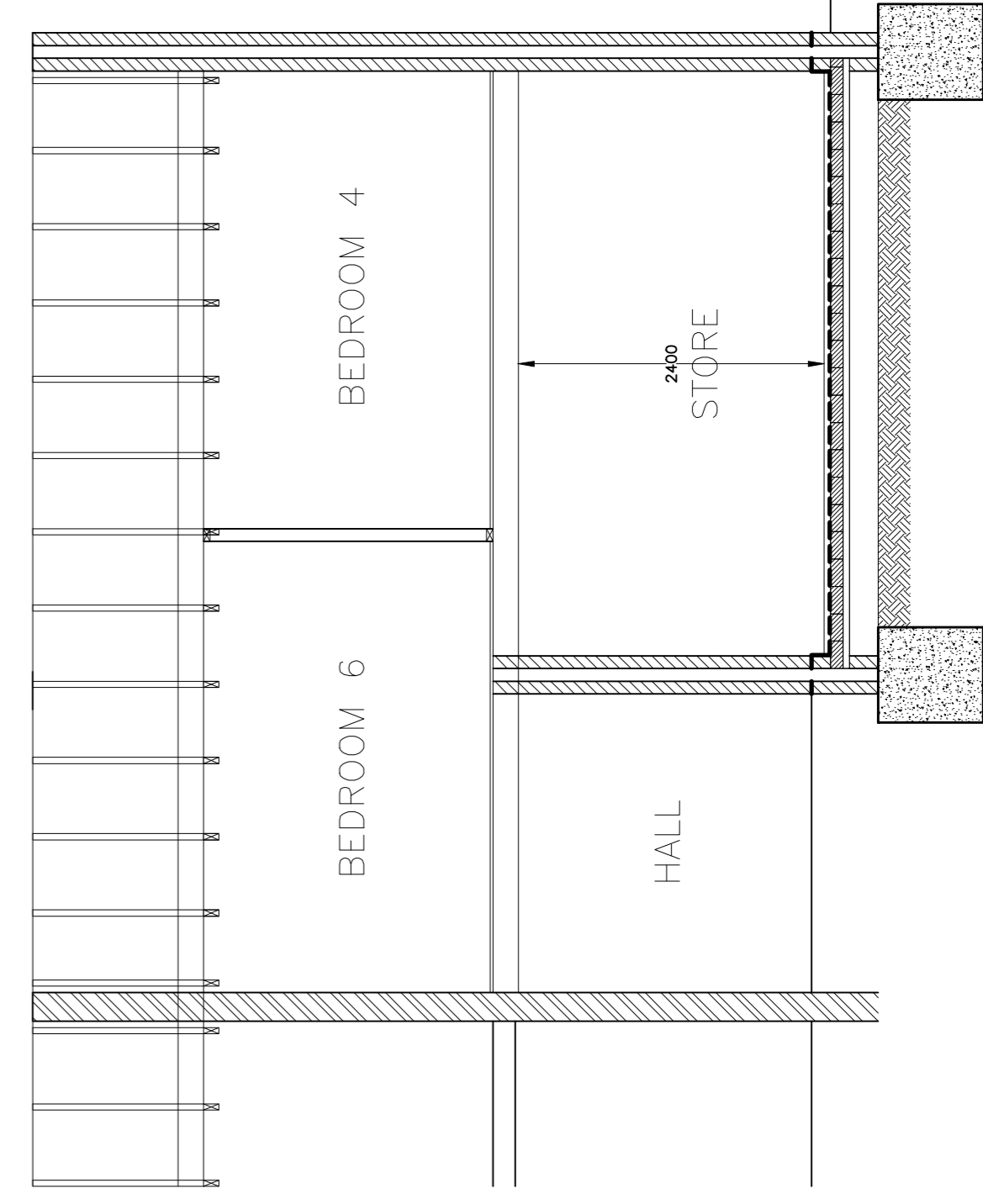
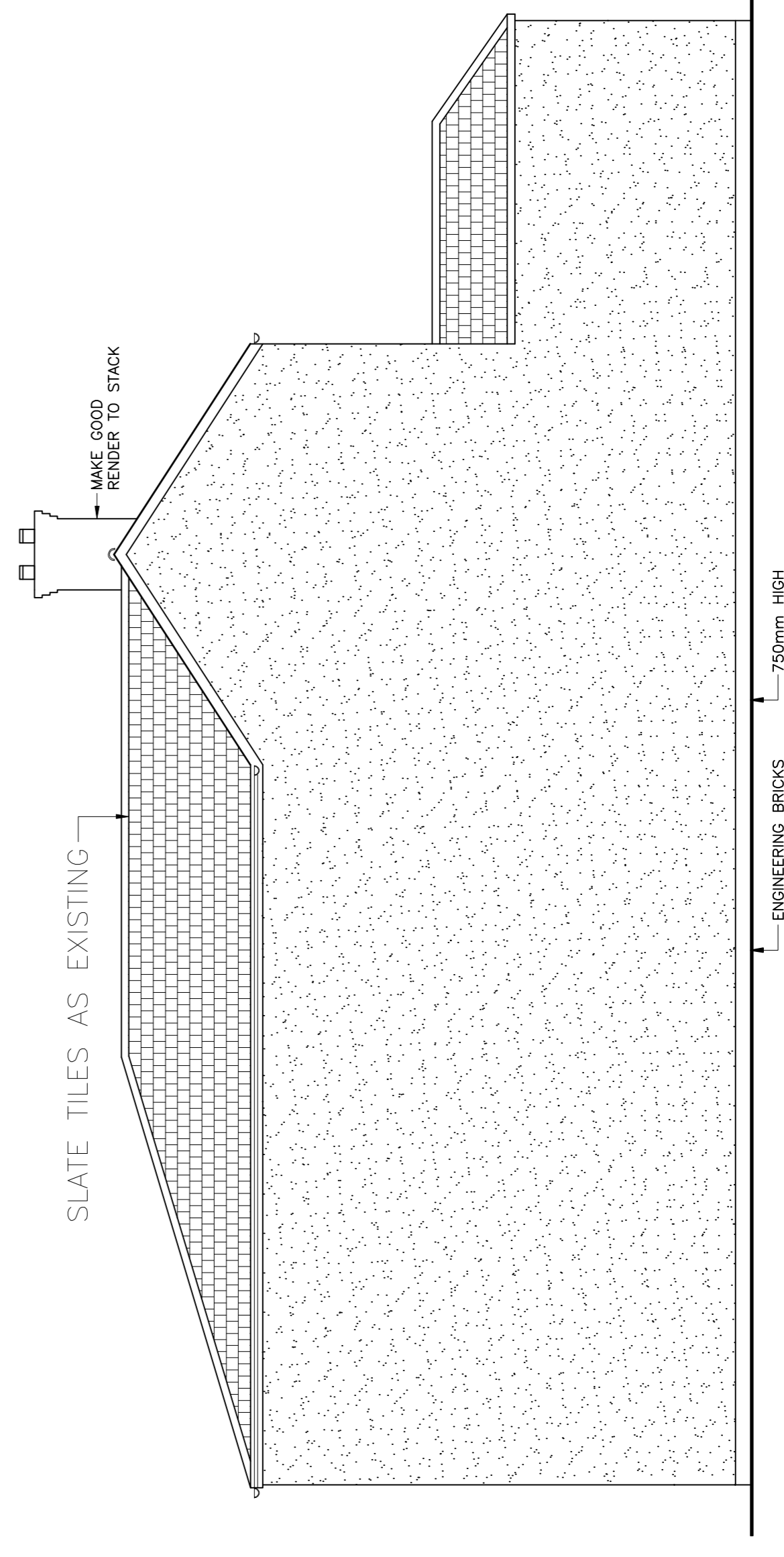
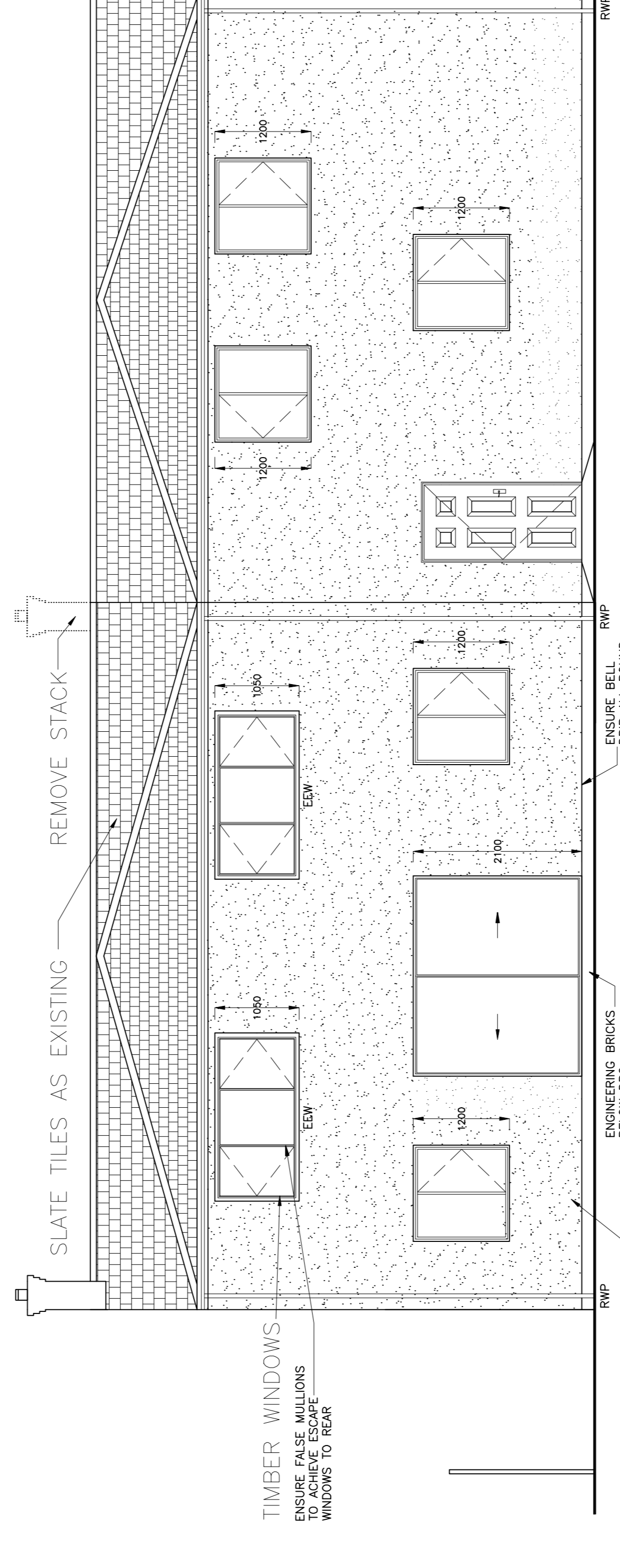
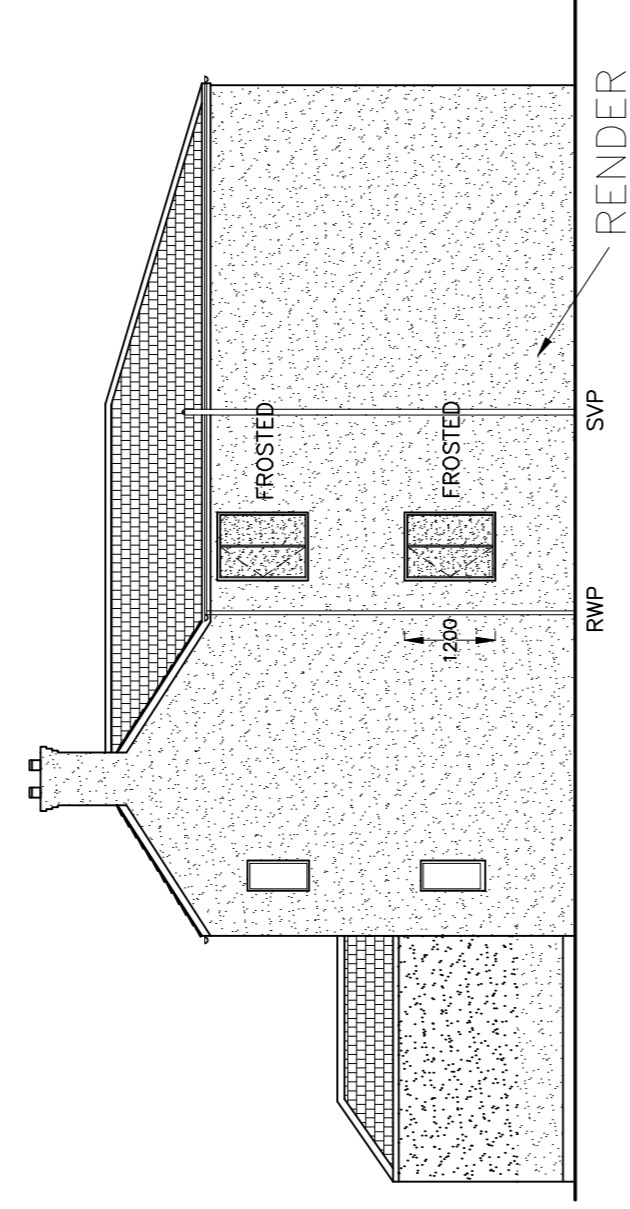
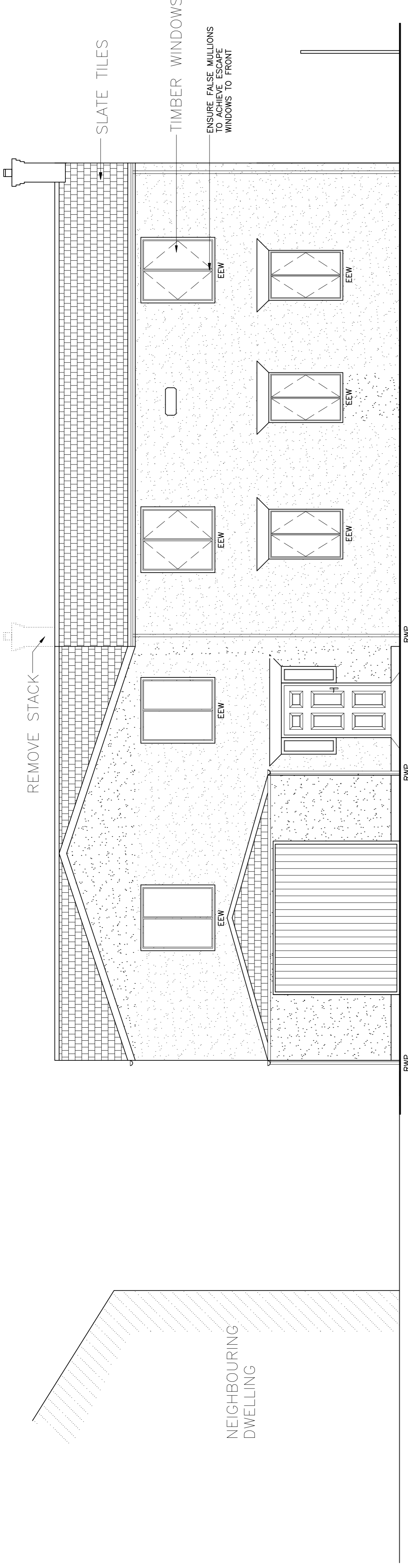


PROPOSED ROOF PLAN 1:100 (PLANNING PURPOSES ONLY)

APR 13	R	SCHEME REDUCED
FEB 13	O	SCHEME REDUCED
FEB 12	P	CLIENTS COMMENTS
JUN 11	N	CLIENTS COMMENTS
JUN 11	M	CLIENTS COMMENTS
JUN 11	L	BUILDING REGULATION QUERIES
MAR 11	K	BUILDING REGULATION QUERIES
MAR 11	J	EXTENSION ALTERED & UPDATED
MAR 11	H	EXTENSION ALTERED
MAR 11	G	FOR BUILDING REGULATIONS
JAN 11	F	EXTENSION ALTERED
NOV 10	E	PLANNING OFFICERS COMMENTS
NOV 10	D	PLANNING OFFICERS COMMENTS
NOV 10	C	EXTENSION MOVED
NOV 10	B	SIDE WALL MOVED INWARDS
OCT 10	A	ENSUITE NAME
		REVISIONS

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Mrs Eley		
27 Doddington Road, Benwick, Cambridgeshire		
Proposed Floor Plans SCHEME 2		
B Murfitt	September 2010	H2407/02
		1:50 1:100



FLOOR LEVELS TO BE NO LOWER THAN THE EXISTING FLOOR LEVEL

REVISIONS	DATE
AA	APR 13
Z	FEB 13
U	FEB 13
T	SEP 12
R	JUL 12
O	JUN 11
G	JUN 11
R	JUN 11
N	MAY 11
M	MAY 11
L	APR 11
K	APR 11
J	MAR 11
H	FEB 11
F	FEB 11
E	JAN 11
D	NOV 10
B	NOV 10
C	NOV 10
A	OCT 10

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Mrs Eley

27 Dodington Road,  
Benwick,  
Cambridgeshire

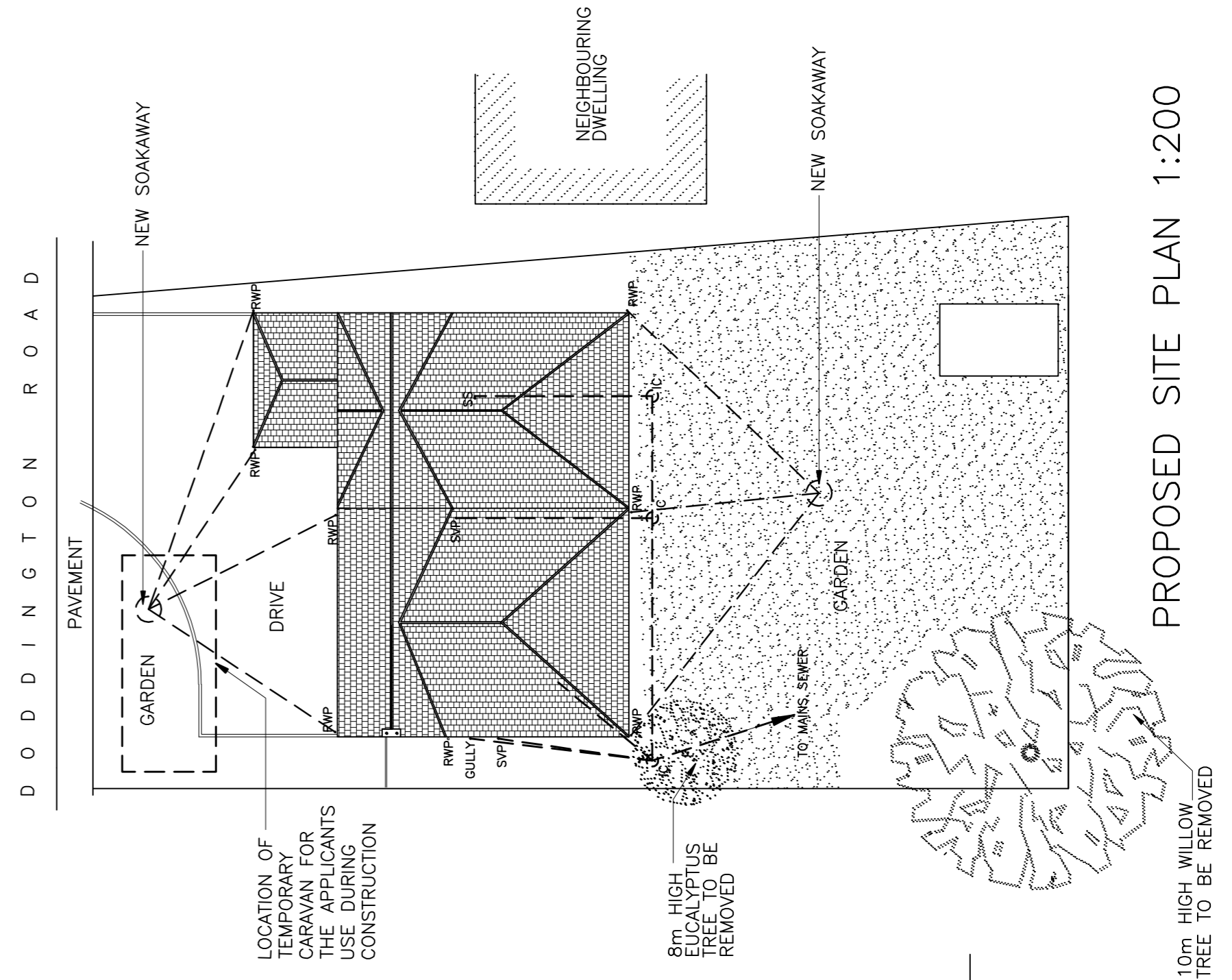
Proposed Elevations  
SCHEME 2

B Murfitt

September 2010

1:50 1:100

H2407/03 AA



- GENERAL NOTE
1. ALL WORKS MUST COMPLY WITH HEALTH AND SAFETY REQUIREMENTS.
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  4. ALL MATERIALS MUST BE SET IN ACCORDANCE WITH THE MANUFACTURERS DETAILS.
  5. THE RECOMMENDATIONS ARE BASED ON THE FINDINGS OF THE SITE VISITS AND SURVEYS. THE CLIENT ACCEPTS THAT THE RECOMMENDATIONS MAY VARY FROM THE ACTUAL CONDITIONS OF THE SITE.
  6. PRIOR TO WORKS COMMENCING THE EXACT LOCATION OF ANY EXISTING SERVICES MUST BE DETERMINED.
  7. DO NOT SCALE DRAWING. IF IN DOUBT ASK FOR CLARIFICATION ON COMPLETION OF THE WORKS.
  8. ELECTRICAL CONTRACTORS MUST VERIFY THE LOCATION OF ALL SERVICES PRIOR TO WORKS COMMENCING.
  9. FOUNDATION EXCAVATIONS MUST NOT BE LEFT OPEN OVERNIGHT.
  10. ANY RIGHT OF WAY MUST BE KEPT CLEAR AT ALL TIMES.
  11. THIS DRAWING AND DETAILS ARE FOR THE SOLE USE OF THE CLIENT AND MUST NOT BE REPRODUCED OR USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF MORTON & HALL CONSULTING STRUCTURAL ENGINEERS.