

**Application Number: F/YR13/0275/F**  
**Minor**  
**Parish/Ward: St Marys Whittlesey**  
**Date Received: 25 April 2013**  
**Expiry Date: 20 June 2013**  
**Applicant: Mr and Mrs S and K Burrill**  
**Agent: Mr D Jardine, DAJ Design Services**

**Proposal: Erection of a 2-storey rear extension to existing dwelling and conversion of stables/store to 1-bed annexe including erection of 2-storey side extension.**

**Location: 2 Orchard Street, Whittlesey**

**Site Area/Density: 248 sq.metres**

**Reason before Committee: At the request of Cllr Swan due to concerns relating to over development, the impact on the Conservation Area, and the building forming a bat habitat.**

## 1. EXECUTIVE SUMMARY/RECOMMENDATION

The proposal involves the erection of a 2-storey side extension and the conversion of a barn to form a detached annexe. The site lies close to the town centre and is within a Conservation Area. It is considered that the works involved are sensitive to the historic setting and, due to their location, will have limited impact on the character of the area when viewed from the public realm. Due to the site layout it is clear that the site cannot reasonably be subdivided into two separate dwelling units. It is therefore considered that the 2 parking spaces which can be achieved on site are sufficient to serve the dwelling and annexe. Sufficient garden space will remain within the site and, subject to an appropriate condition, it is considered that there will be no harmful impact on neighbouring residents. It is considered that the proposal complies with policies of the Development Plan and it is therefore recommended that planning permission is granted.

## 2. HISTORY

None relevant to the proposal

## 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.

Paragraph 58: Development should respond to local character and be visually

attractive as a result of good architecture and landscaping.

### 3.2 **Draft Fenland Core Strategy:**

CS1: A Presumption in Favour of Sustainable Development

CS15: Facilitating the Creation of a More Sustainable Transport Network in Fenland

CS16: Delivering and Protecting High Quality Environments

CS18: The Historic Environment

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

E9: Extensions and alterations to existing buildings

E12: Development in Conservation Areas should be sensitive to the historic setting

TR3: Parking requirements

## 4. **CONSULTATIONS**

### 4.1 ***Parish/Town Council:***

Reject the application on the grounds of overdevelopment and overlooking.

### 4.2 ***Conservation Officer:***

The stable looks contemporaneous with the date of the terrace (1908). No objection to the proposal subject to the extensions replicating the existing brickwork, the window designs of the conversion being clarified, the removal of the rear rooflights.

### 4.3 ***Whittlesey Society:***

No objections.

### 4.4 ***CCC Archaeology:***

No objection and no archaeological requirements.

### 4.5 ***North Level IDB:***

Comments awaited

### 4.6 ***CCC Highways:***

Providing the annexe is linked to the existing dwelling in perpetuity it would be difficult to sustain an objection to the proposal. The proposed extension will result in only 2 parking spaces ever being available on site.

### 4.7 ***FDC Scientific Officer:***

Comments awaited

### 4.8 ***Neighbours:***

1 letter of objection from a neighbouring resident received, concerns regarding the following:

- the footings for the house extension are already in place
- the additional floor space will result in the proposal extending near to the boundary
- the LPA should consider the parking situation

## 5. **SITE DESCRIPTION**

- 5.1 The site is located on the eastern side of Orchard Street, approximately 150m north of the roundabout on the A605. The site is within an urban area which is mainly characterised by residential properties. The existing dwelling is an end-terraced dwelling dating back to 1908. Access and parking to serve the site is located to the immediate south of the dwelling and a modest sized private garden is located to the rear. At the bottom of the garden is a relatively small detached barn which currently does not appear to be in use.

## 6. **PLANNING ASSESSMENT**

- 6.1 The key considerations for this application are:

- Policy implications
- Design, layout and residential amenity
- Highways
- Other matters

### (a) Policy implications

The site is located within the established settlement of Whittlesey, close to the town centre. The principle of extending the property and converting the barn to form an annexe is therefore acceptable in policy grounds in this location.

Policies E9 and CS16 require alterations to existing buildings to respect the scale, style and character of the existing building whilst retaining adequate garden space and parking and having regard to the amenities of neighbouring residents. The requirements for parking are set out in policy TR3 of the Local Plan.

Policies E12 and CS18 stipulate that developments in Conservation Areas should preserve or enhance the special architectural or historic interest of the location. These principles are reiterated within Section 12 of the NPPF.

In principle it would appear that the development complies with the above policy requirements however the proposal will be discussed in greater detail in the sections below.

### (b) Design, layout and residential amenity

The extension to the existing dwelling constitutes a 2-storey side projection which is located towards the back of the existing property. All that will be seen from the front of the property is a 2-storey lean-to which will be set back significantly from the front elevation. The scale and design of the proposal is considered to be respectful of the existing building and detailing, such as the windows and door, will match those on the original dwelling. The siting of the extension, positioning of the first floor windows and orientation of the roof slope are such that it is considered unlikely that neighbouring residents will suffer as a result of the proposal.

Given the sustainable location of the site, the principle of converting the barn to form additional living accommodation is acceptable in policy terms. The conversion involves a small full height side extension to accommodate an internal staircase. Works to the building on the whole are minimal and all existing openings will be used. The result is such that the character of the barn has been retained and the historic integrity preserved as far as possible. The Conservation Officer has requested that further details of windows are required, which can be done via a condition on any consent given. Appropriate window detailing will ensure that the integrity of the Conservation Area is

preserved whilst also enabling the LPA to secure a better solution for the full length first floor window on the front elevation which has the potential to overlook the neighbouring amenity areas to the south west.

The layout of the site, with the garden positioned between the existing dwelling and the barn, is such that it would not be possible to subdivide the plot to allow the barn to function as an independent dwelling. In addition the proposed extension would restrict direct vehicular access to the barn thereby impeding the possibility of the barn functioning independently. With this in mind Officers are confident that the proposed annexe is a genuine extension to the residential accommodation in the existing dwelling despite it being detached from the host unit.

(c) Highways

CCC Highways have raised no objection to the proposal however they have highlighted that only 2 parking spaces can ever be achieved on site. Strictly speaking the extra bedroom provided by the annexe would necessitate a third parking space in accordance with policy TR3 of the Local Plan. However in this sustainable location, which is close to the town centre, it is considered that in this case the requirement for the third space can be relaxed.

(d) Other matters

This application was called onto the Planning Committee agenda in order that Members could consider the impact on the Conservation Area, overdevelopment of the site and the building forming a bat habitat. With regard to the former, it is considered that the reuse of this valuable barn building, which has architectural merit, will have a positive impact on the Conservation Area. The two-storey side extension to the dwelling has been sensitively designed, and is stepped back significantly from the street scene and as such will have a negligible impact on the Conservation Area.

The footprint of the existing barn will not be extended therefore no land will be lost from this element of the proposal. The 2-storey side extension will limit the amount of on-site parking spaces however as per section (c) it is considered that the 2 parking spaces which will remain are sufficient to serve the site. In view of the above and the sufficient garden space which will remain to serve the site, it is considered that the proposal does not constitute overdevelopment.

The comments with regard to a potential bat habitat have been noted and passed onto the planning agent with the request to submit further details. Members will be updated with the response and the Committee meeting.

The comments from the Town Council have been noted and those related to overdevelopment have already been discussed above. It is considered that the issues with regard to overlooking can be overcome with a condition relating to the window details, as per section (b) of this report.

The neighbour comments with regard to the footings for the extension already being in place have been noted however this is not reason enough in itself for a refusal. It is acknowledged that the extension will be positioned closer towards the neighbouring property however as there are not windows in the relevant elevation and the roof slopes away from the neighbouring property, it is considered that neighbours will not suffer unduly from the extension.

## **7. CONCLUSION**

- 7.1 The proposal is considered to be a sensitive form of development which will see the reuse of a redundant building within the Conservation Area. The siting and design of the proposed annexe conversion and extension are such that it is considered unlikely that neighbouring properties will suffer as a result of the proposal. Due to the layout of the site, it is unlikely that the plot can be subdivided into two separate units. Therefore the principle of the detached annexe at the rear of the site is considered to be acceptable. It is considered that the proposal complies with policies of the Development Plan and it is therefore recommended that planning permission is granted.

## **8. RECOMMENDATION**

### **Grant**

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. **Prior to the first occupation of the development hereby approved, the proposed on-site parking, which shall be located to the immediate west of the extension hereby approved, shall be demarcated, levelled, surfaced and drained in accordance with the approved plan(s). Thereafter, these spaces shall be permanently retained and available for the parking of vehicles of residents / occupiers of the approved scheme, and shall not be used for any other purpose.**

### **Reason**

**In the interests of highway safety.**

4. **Prior to the commencement of the development hereby approved a detailed scheme for the window, door and other opening designs shall be submitted to, and approved in writing by, the Local Planning Authority. The scheme shall include non-glazed or high level glazed elements on the first floor west elevation. The works shall be carried out in accordance with the approved details and thereafter retained in perpetuity.**

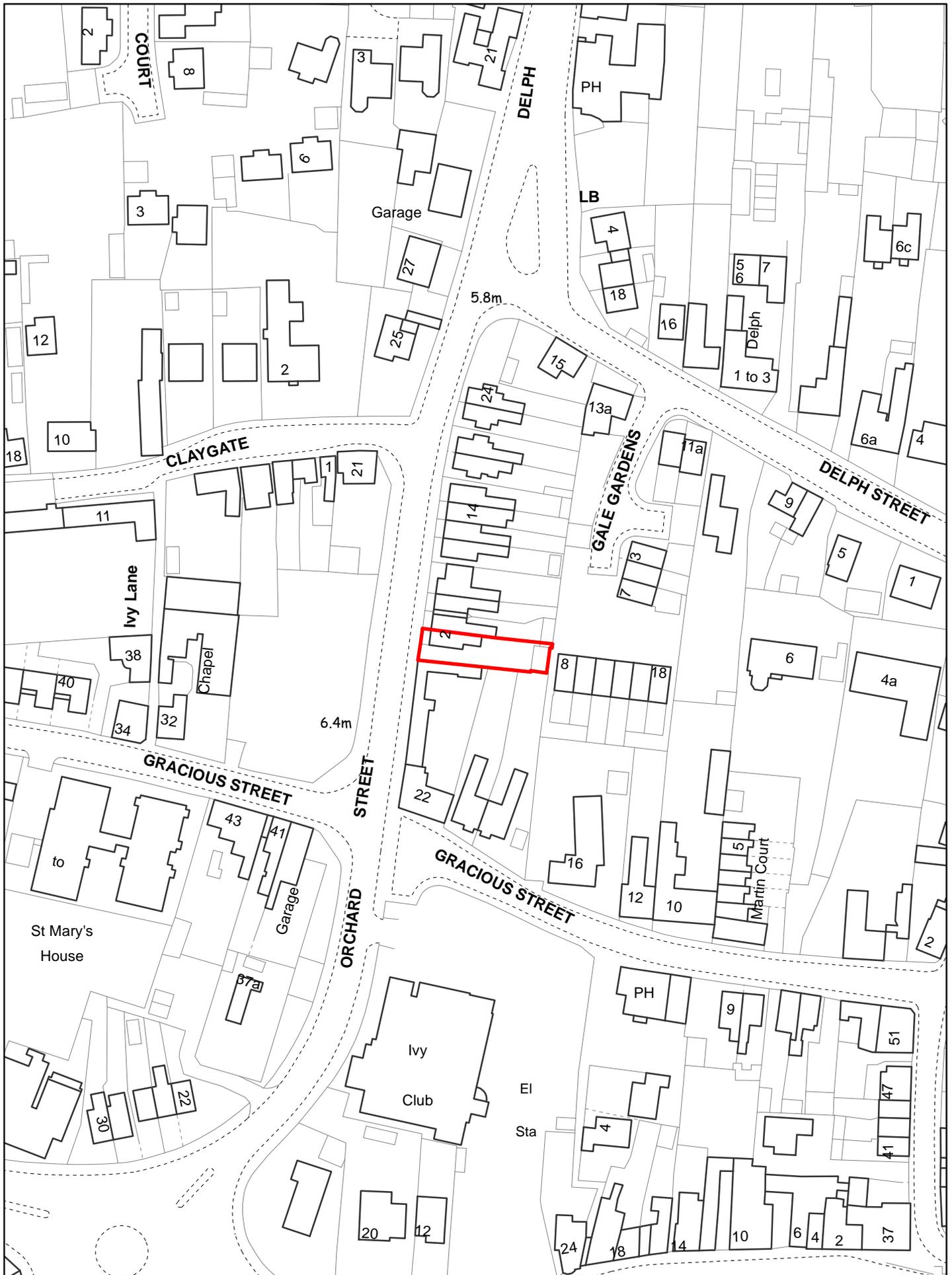
**Reason**

**To preserve the character of the Conservation Area and to protect the private amenity of neighbouring occupants.**

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

**Reason - In view of layout of the site the formation of a separate dwelling would be unacceptable in this location.**

**Approved plans**

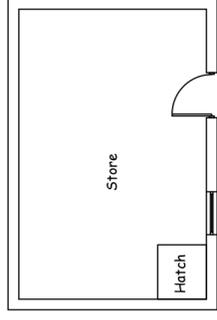


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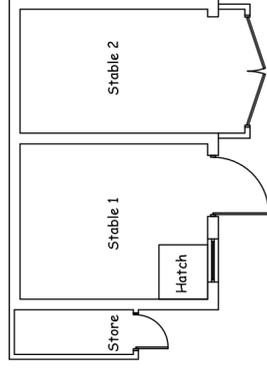
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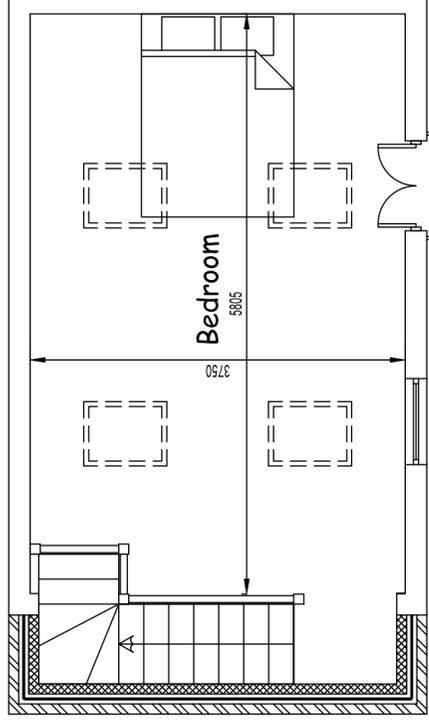




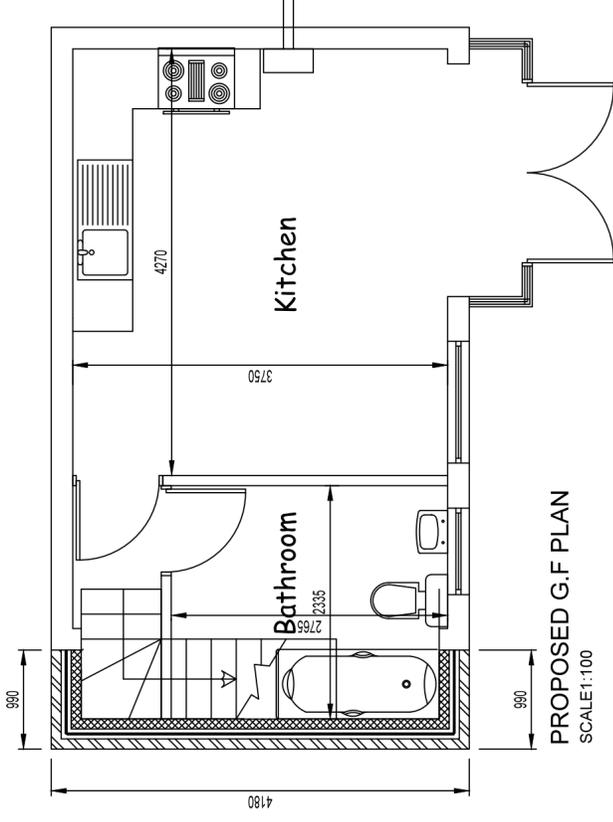
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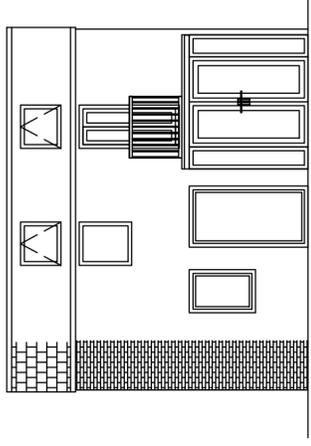
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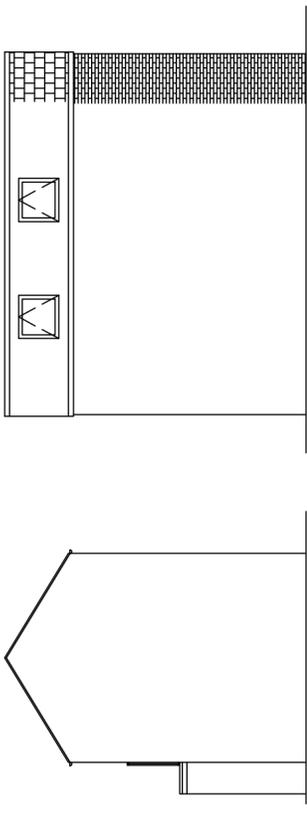
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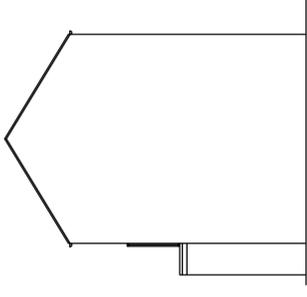
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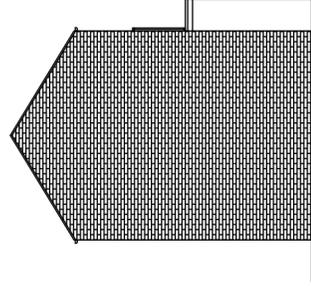
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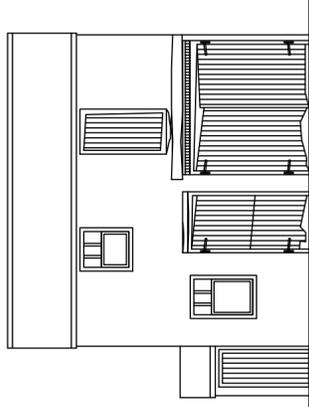
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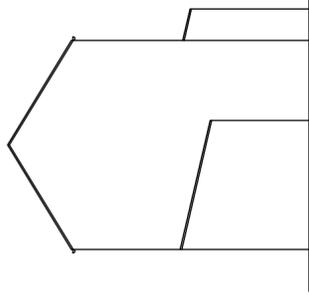
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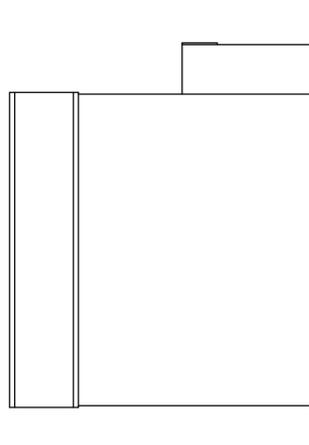
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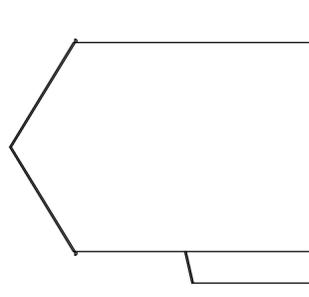
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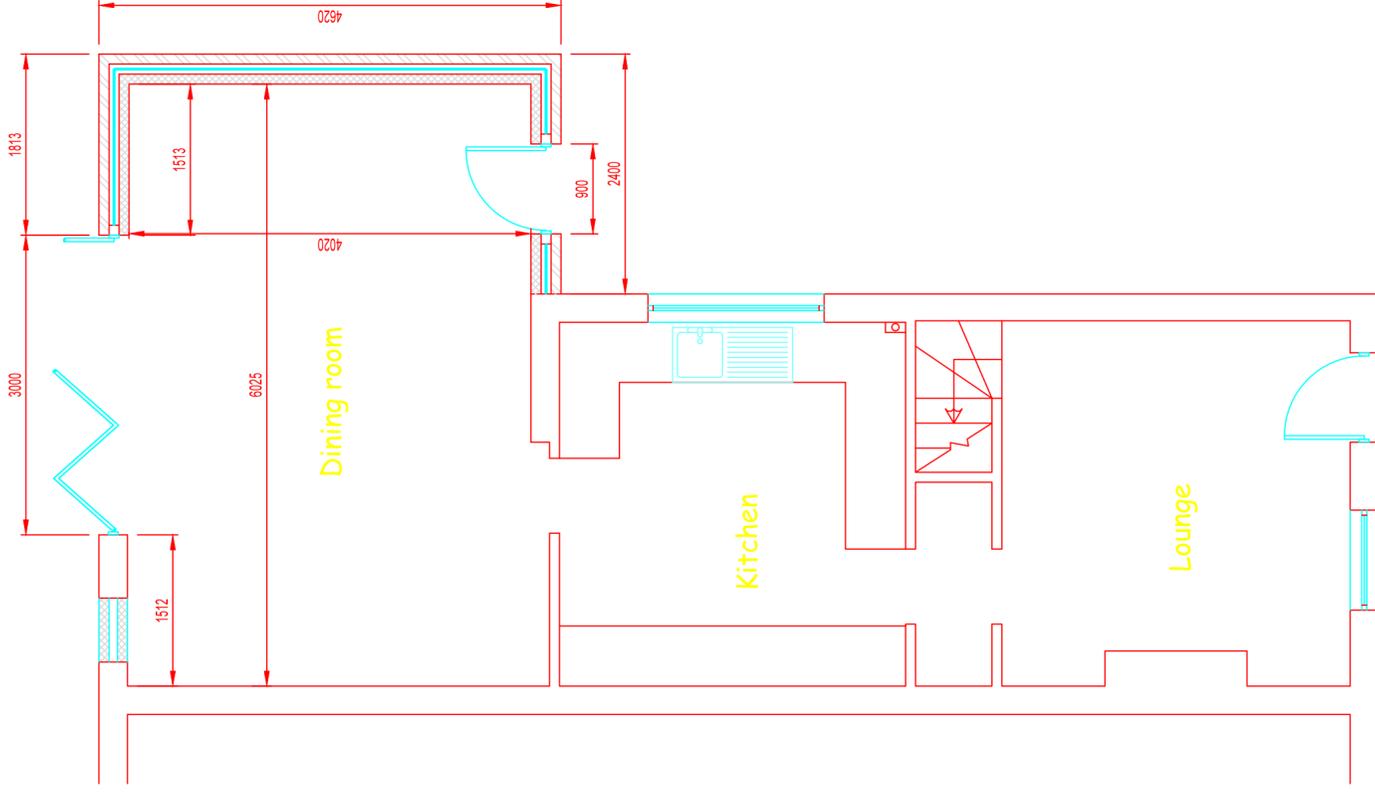
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Whittlesey  
PE7 1QJ  
For Mr & Mrs Burrill

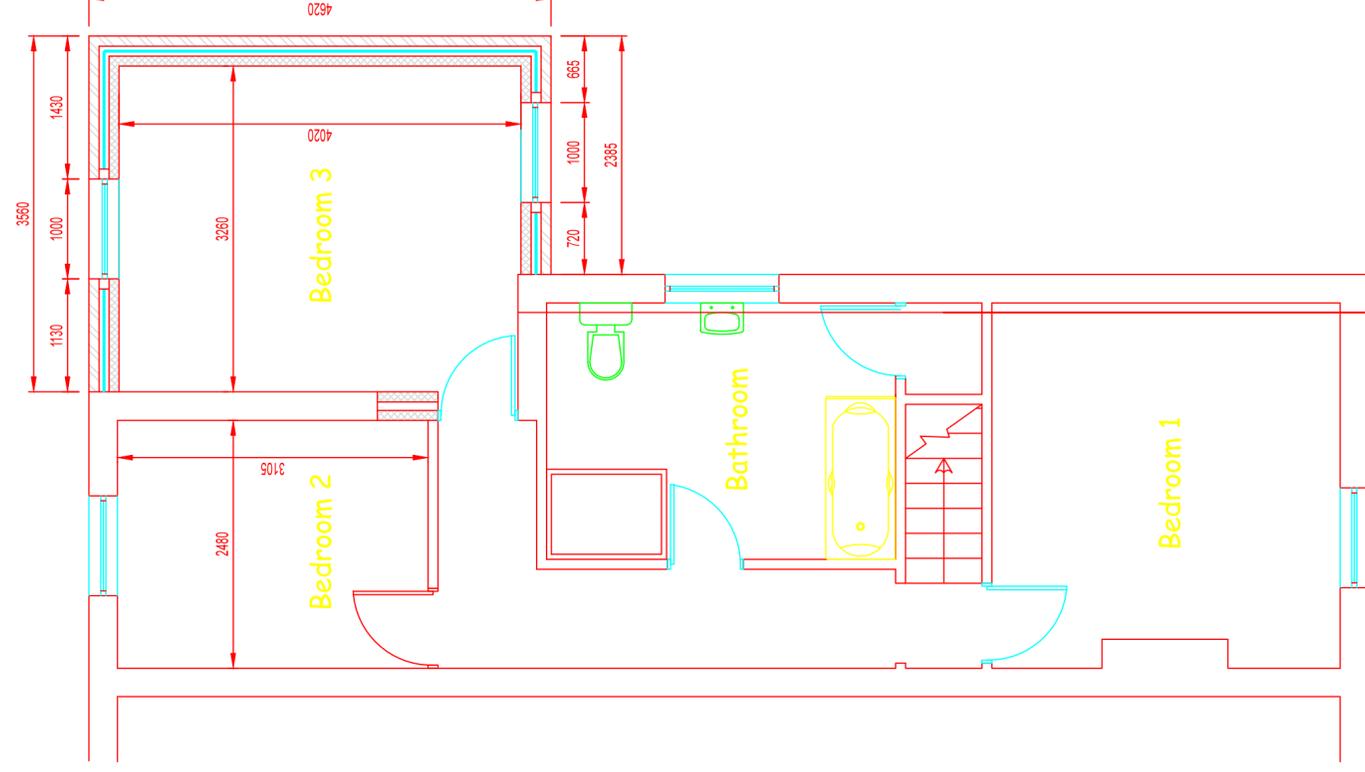
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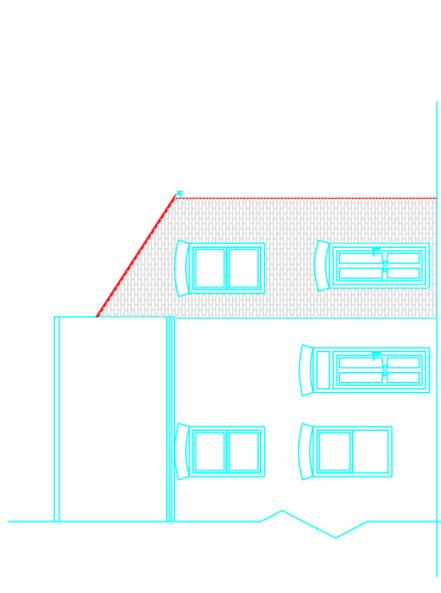
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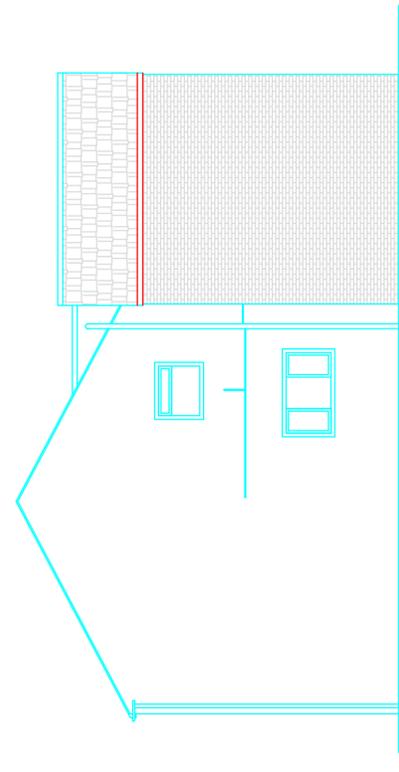
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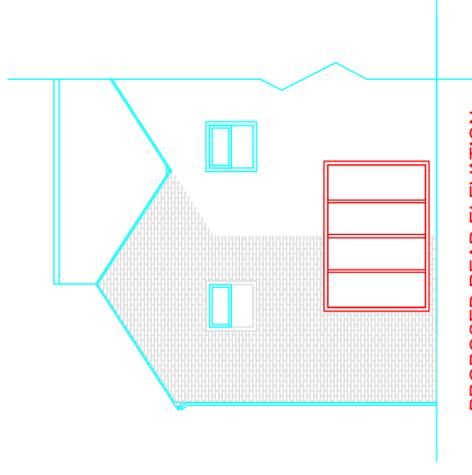
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