

**Application Number: F/YR13/0327/F**

**Minor**

**Parish/Ward: Elm and Christchurch**

**Date Received: 15 May 2013**

**Expiry Date: 10 July 2013**

**Applicant: Mr and Mrs Parrin**

**Agent: Mr D Broker, David Broker Design Services**

**Proposal: Erection of a 2-storey rear extension and conversion of loft to form additional living accommodation to existing dwelling**

**Location: Regona, 50 Fridaybridge Road, Elm**

**Site Area/Density: 0.07ha**

**Reason before Committee: The planning agent is an elected member of Fenland District Council.**

**1. EXECUTIVE SUMMARY/RECOMMENDATION**

The proposal seeks full planning permission for the erection of a 2-storey rear extension and loft conversion to an existing bungalow. It is considered that the proposed development would be acceptable in terms of design and appearance. Furthermore, the proposed development would not result in an adverse impact upon the amenity of the occupants of adjoining properties.

In view of the above, the proposed development would comply with Policy CS16 of the emerging Fenland Local Plan – Core Strategy (2013), and Policy E9 of the Fenland District Wide Local Plan (1993), and the National Planning Policy Framework. It is recommended that planning permission is granted.

**2. HISTORY**

None relevant to this 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.

**3.2 Draft Fenland Core Strategy:**

CS3: Spatial Strategy, The Settlement Hierarchy and the Countryside.

CS12: Rural Areas Development Policy

CS16: High Quality Environments

- 3.3 **Fenland District Wide Local Plan:**  
E9: Alteration and Extension to existing buildings

#### 4. **CONSULTATIONS**

- 4.1 **Parish/Town Council:** Supported  
4.2 **Middle Level Commissioners:** Will not be commenting  
4.3 **Neighbours:** None received

#### 5. **SITE DESCRIPTION**

- 5.1 The site is located on the eastern side of Fridaybridge Road which is a B classified highway. The site is currently occupied by a modest sized detached bungalow with fully hipped roof. The bungalow has a single lean-to garage to the side and there is ample space for parking and turning to the front and side of the site. Dense high landscaping to the north, east and south boundaries of the site; and there is low level planting on the west (front) elevation. There is some housing in the vicinity however the area has a predominantly rural feel.

#### 6. **PLANNING ASSESSMENT**

- 6.1 The key considerations for this application are:
- Policy implications
  - Design, layout and residential amenity

(a) Policy implications

Policy E9 of the Local Plan seeks to ensure that when considering proposals for new development and the alteration and extension of existing buildings issues including the scale, style, character, appearance, amenity, access and parking are taken into consideration. Policy CS16 of the Emerging Local Plan sets out criteria to consider for all new development proposals including the impact on the amenity of neighbouring users. Therefore, it is necessary to assess this application in terms of the design, appearance and impact on amenity.

(b) Design, layout and residential amenity

The development involves a slight increase in the roof height of the existing bungalow to accommodate the two-storey extension to the rear. When viewing the property from the front, the dwelling will appear largely the same – the main difference, albeit subtle, being the creation of a point at the top of the roof. The two-storey rear extension is of a scale which respects that of the original dwelling and will not unduly impact on the character and appearance of the bungalow. From a public perspective, the dwelling will retain the character of a modest Fen bungalow. The development is therefore consistent with the aspirations of the Development Plan and the NPPF.

The balcony is of a 'Juliet' style which is acceptable as it will not allow for undue overlooking or loss of privacy to neighbouring residents. Given the landscaping which encloses the sides and rear of the site it is not considered that harm will be caused to neighbouring occupiers.

The existing access and parking arrangement will not be affected and sufficient private amenity space will remain to serve the property.

## 7. CONCLUSION

- 7.1 This application has been assessed in line with Local and National Planning Policies in relation to issues including the form and character of the area; the design, scale, appearance and layout of the proposal and the impact upon the residential amenities of the occupants of neighbouring properties.

In this instance, it is considered that the proposed development is acceptable in light of the requirements of Policy E9 of the Fenland District Wide Plan (1993), and Policy CS16 of the emerging Fenland Local Plan-Core Strategy (2013).

## 8. RECOMMENDATION

**Grant subject to expiry of consultation and no new issues raised**

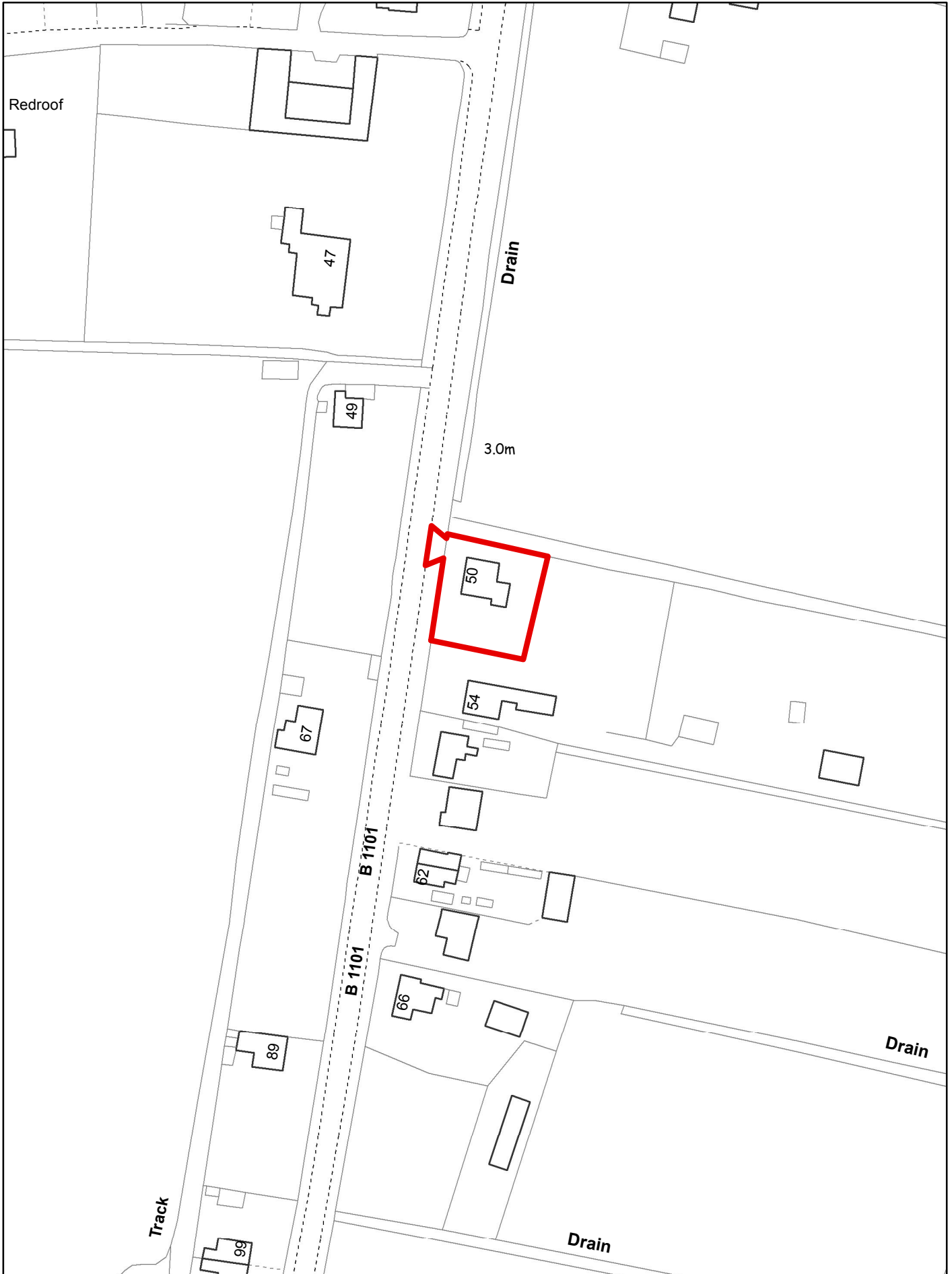
1. **The development permitted shall be begun before the expiration of 3 years from the date of this permission.**

*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**



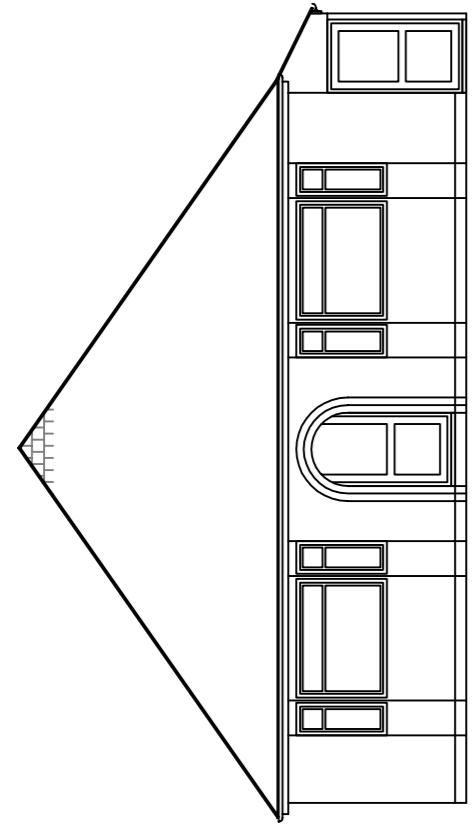
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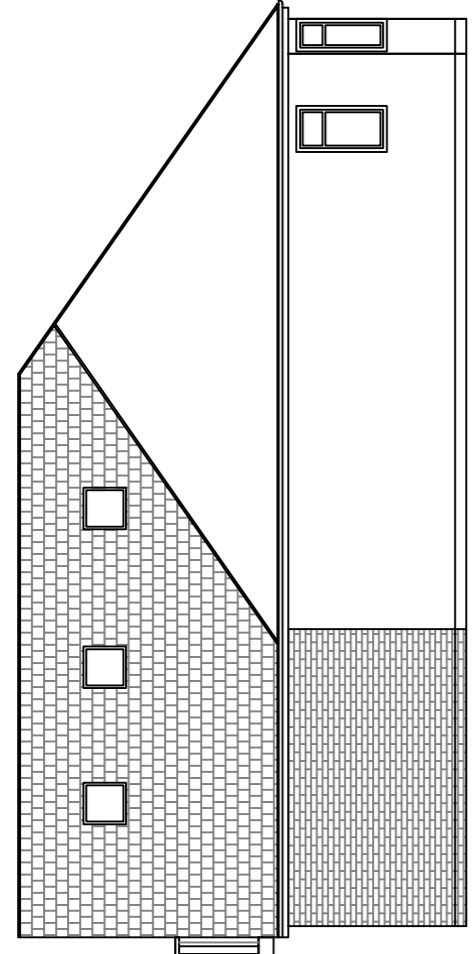
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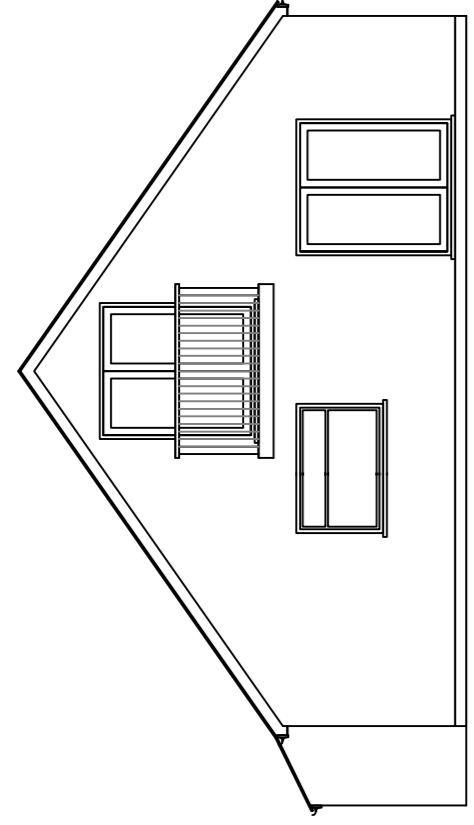




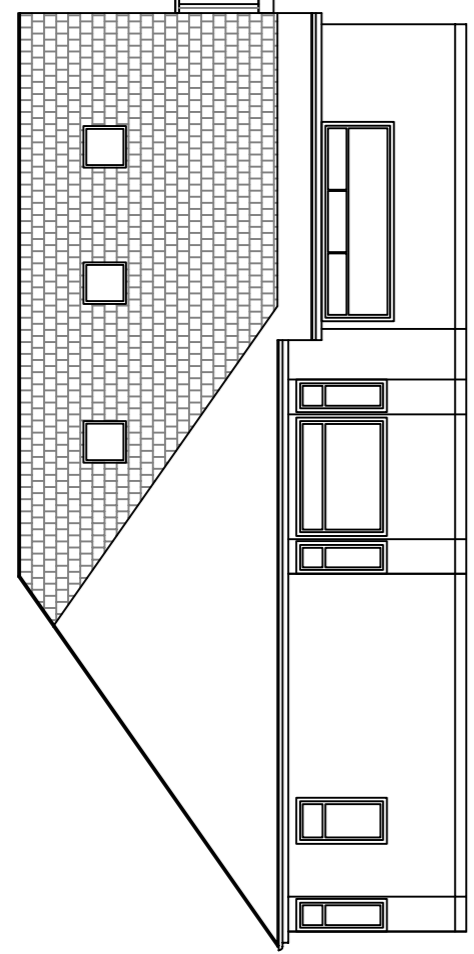
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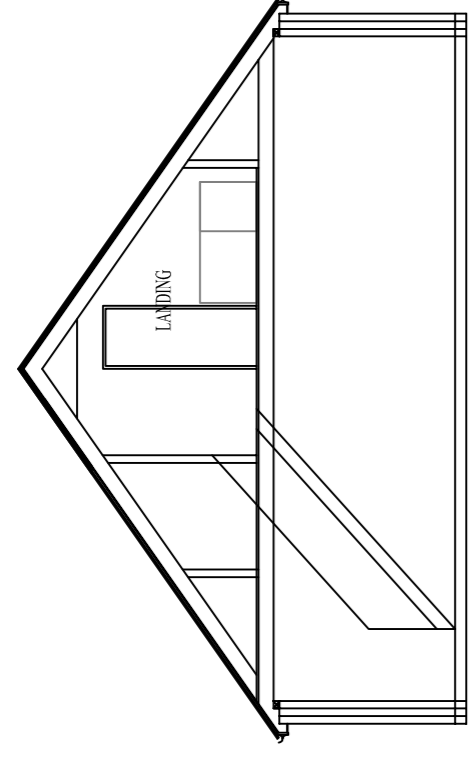
PROPOSED SIDE ELEVATION  
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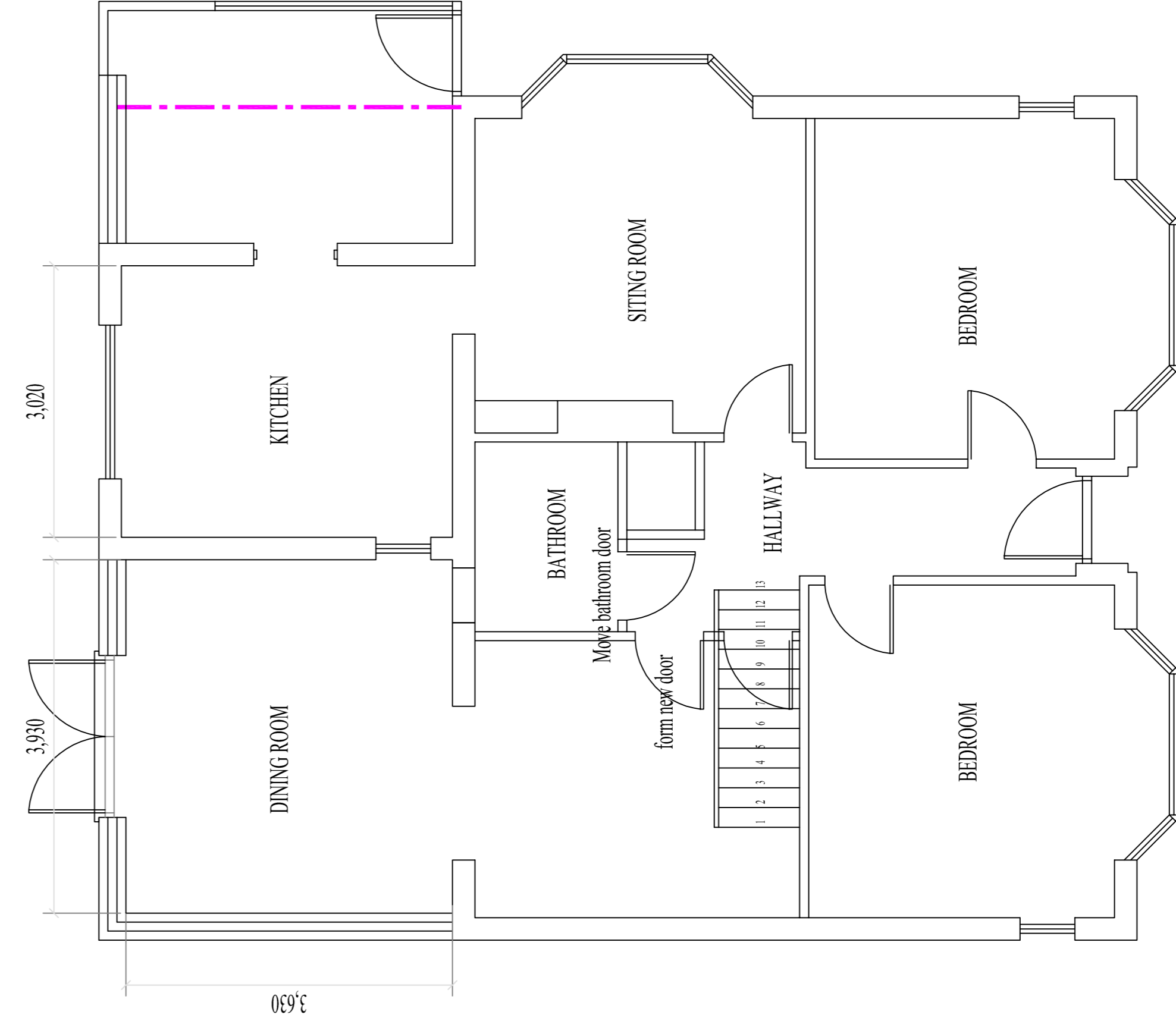
PROPOSED REAR ELEVATION  
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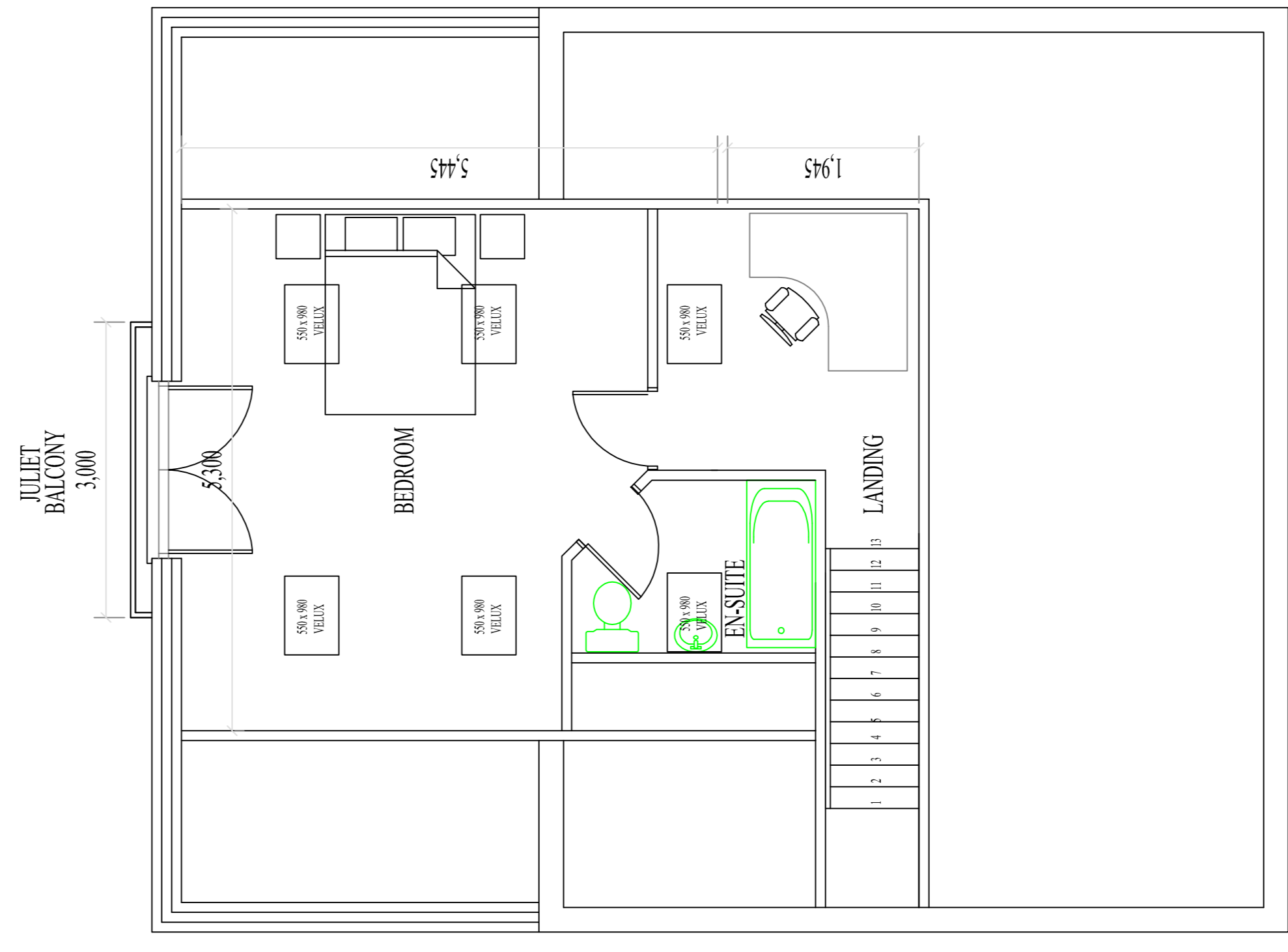
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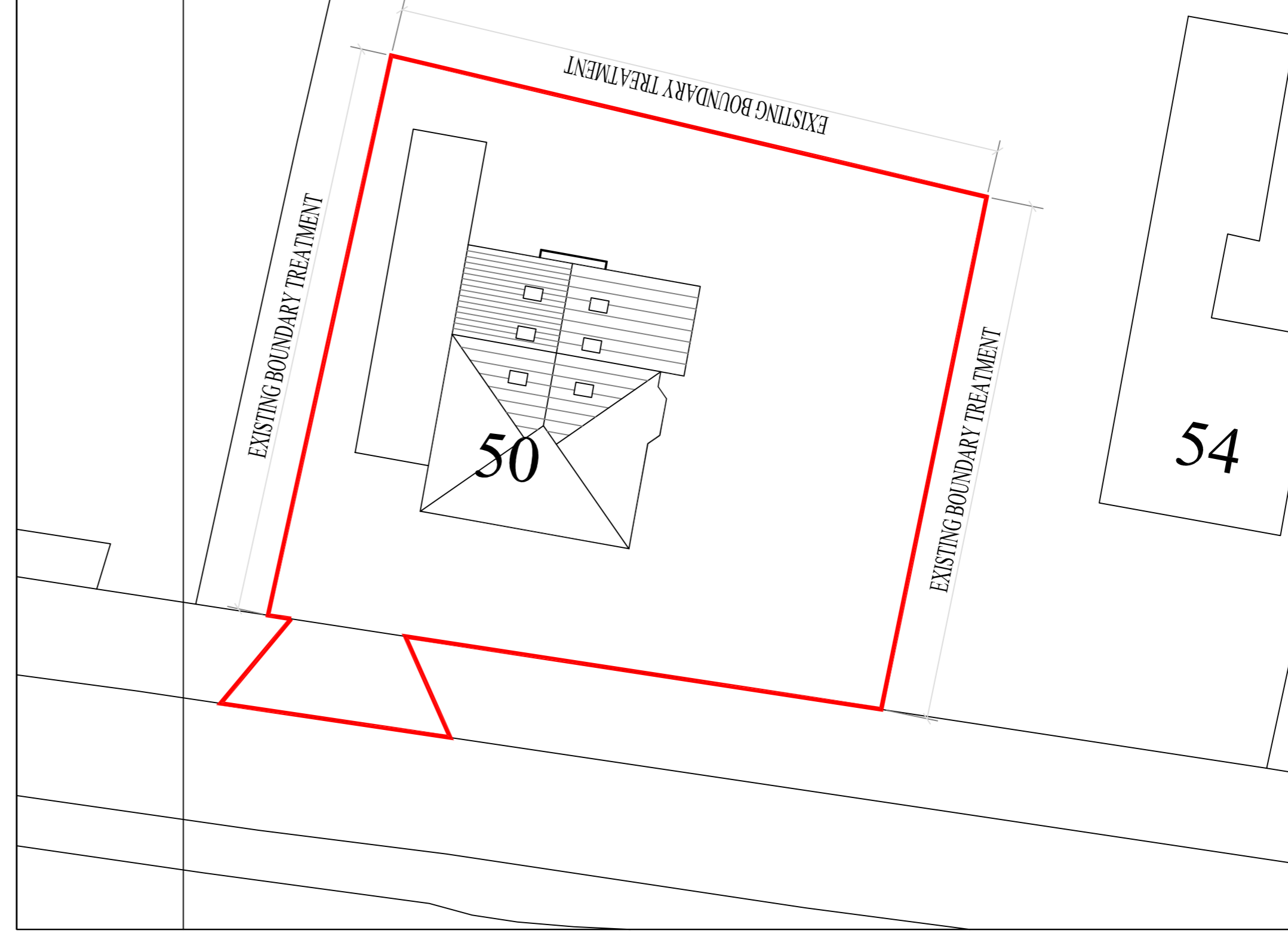
SECTION  
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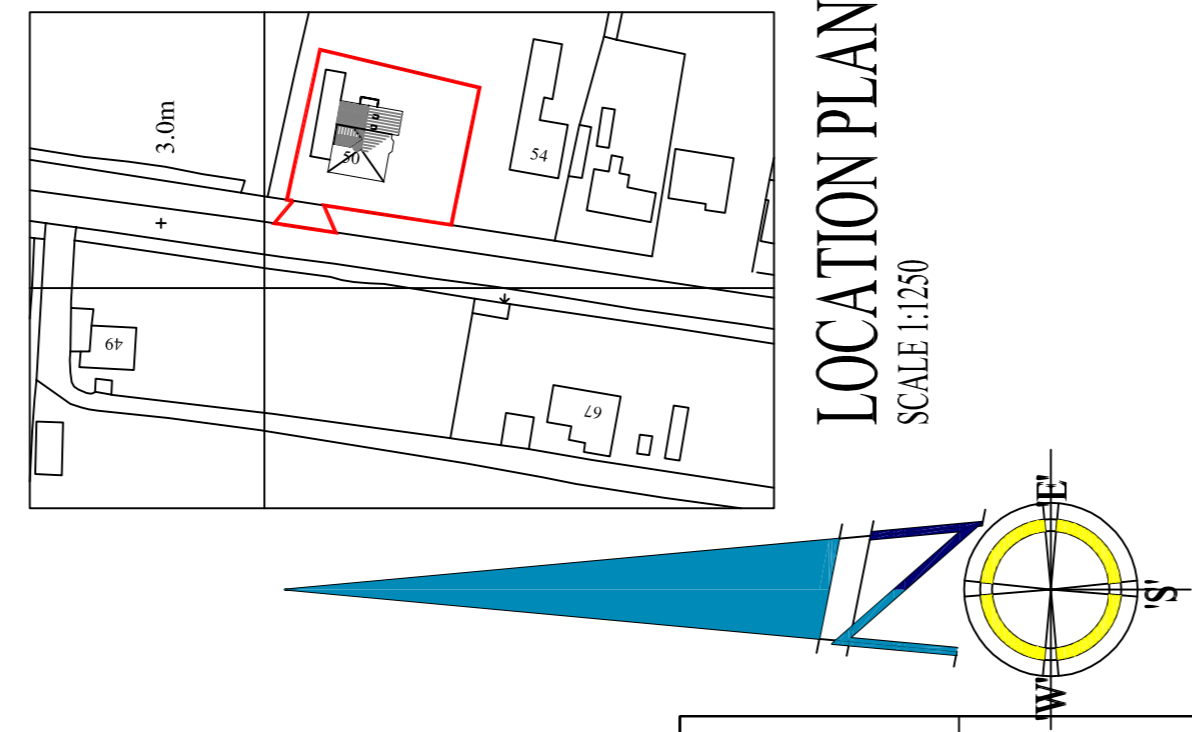
PROPOSED GROUND FLOOR PLAN  
SCALE 1:50



PROPOSED FIRST FLOOR PLAN  
SCALE 1:50



BLOCK PLAN  
SCALE 1:200



LOCATION PLAN  
SCALE 1:1250



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Issue: No 1 For client comment and approval	
	Issued prior to Council approval and subject to amendment
Client: MR M. PARRIN	
Drawing No: 1687 - PLANNING PROPOSED	
Project: PROPOSED REAR EXTENSION AND LOFT CONVERSION	
Site: 50 FRIDAY BRIDGE ROAD ELM	
Permitted: PE-H0AT	Drawn: A. Station
Print Scale: 1:50 @ A1	Date: APRIL 2013
Revision No: .	Checked: .

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