

**Application Number: F/YR13/0414/F**  
**Minor**  
**Parish/Ward: March Town Council/March West**  
**Date Received: 6 June 2013**  
**Expiry Date: 1 August 2013**  
**Applicant: Mrs V Ayres**

**Proposal: Erection of a 2-storey 2-bed dwelling**  
**Location: Land North of 69 - 73 West End, March, Cambridgeshire**

**Reason before Committee: The application has been called in by Cllr Connor to ensure consideration of overlooking concerns as raised by local residents.**

## 1. EXECUTIVE SUMMARY/RECOMMENDATION

The application seeks planning permission for the erection of a 2-storey, 2-bedroom dwelling at land North of 69-73 West End

The application is to be assessed in line with Policy E8 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:

- Design
- Impact

The application follows a previous consent for a single storey dwelling and this application seeks to increase its height in order to accommodate a further bedroom and en-suite at 1<sup>st</sup> floor level.

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 F/YR04/3970/O – Erection of a bungalow  
F/YR09/0760/O – Erection of a bungalow  
F/YR12/0727/RM – Erection of a 2-bed single storey dwelling with photovoltaic panels to roof.

---

### 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:**

E8: Respect style and scale and amenity protection.

### 4. **CONSULTATIONS**

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

Recommend Approval

#### 4.2 **Middle Level Commissioners:**

Comments not yet received

#### 4.3 **Local Residents:**

2 objections received citing reasons of overlooking, access arrangements and disrupting the character of the area which primarily contains single storey bungalows.

### 5. **SITE DESCRIPTION**

5.1 The application site lies within the established residential settlement of March. The site is accessed via an unmade single track road approximately 80m from Elliott Road which also serves as vehicular access to a number of properties to the South which front West End. The immediate vicinity is characterised by single storey dwellings with the exception of the 2-storey properties along West End.

The site is currently disused scrubland and is bordered with a mixture of 1.8m high fencing and natural vegetation.

### 6. **PLANNING ASSESSMENT**

#### 6.1 Principle

The principle for residential development on this site is already established with previous approvals for a single storey dwelling. This application seeks to amend the previous approval under F/YR09/0760/O and F/YR12/0727/RM for a single storey dwelling, by raising the ridge height to accommodate a bedroom and ensuite at 1<sup>st</sup> floor level. The footprint, overall design and access arrangements will remain the same as that of the previous approvals. Therefore this application will purely determine the acceptability of the 1<sup>st</sup> floor use, taking into account the visual impact of the revised ridge height and the impact to residential amenity incurred as a result of a 1<sup>st</sup> floor habitable room.

## 6.2 Policy

Policy E8 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 E8 seeks to ensure, amongst other things, that the design is compatible with the character, scale, design and architectural detail of the surrounding area 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.

## 6.3 Design & Impact

The previously approved bungalow has undergone very little change in order to accommodate a 1<sup>st</sup> floor bedroom and ensuite with this application. The overall footprint, elevations and proposed materials remain almost identical and the boundary treatments will continue to provide an acceptable level of screening from the private amenity space of adjacent dwellings.

The roof ridge height has been increased by 30cm which is considered negligible in terms of scale and character impact.

The roof will incorporate 4 rooflights in total to allow natural daylight into the bedroom and ensuite, with 2 on the North roof slope and 2 to the South.

The original roof light positioning would have led to overlooking, primarily into the rear garden of No 1a Richards Close and properties to the South along West End and consultation responses from local residents also identified this issue.

The applicant has therefore redesigned the location of the rooflights, moving them up the roof so that they now sit (at their lowest point) 1.8m/ 6' from finished floor level. It is considered that this will be effective in eliminating the potential for overlooking.

The applicant has opted to incorporate photovoltaic tiles to the roof which will appear as part of the fabric of the building and therefore more discreet than the more commonly found photovoltaic panels.

## **7. CONCLUSION**

- 7.1 It is considered that the proposed design is sympathetic to the character of the area and the revised rooflight positioning is not considered to cause injury to the amenity of the area, in particular that of adjacent properties.

Therefore and in accordance with the advice contained within the NPPF with policy E8 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. **Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995, (or any Order or Statutory Instrument revoking and re-enacting that Order with or without modification), planning permission shall be required for the following developments or alterations:**

**i) the erection of freestanding curtilage buildings or structures including car ports, garages, sheds, greenhouses, pergolas, or raised decks (as detailed in Schedule 2, Part 1, Classes A and E);**

**ii) the erection of house extensions including conservatories, garages, car ports or porches (as detailed in Schedule 2, Part 1, Classes A and D);**

**iii) alterations including the installation of replacement or additional windows or doors, including dormer windows or roof windows (as detailed in Schedule 2, Part 1, Classes A and B);**

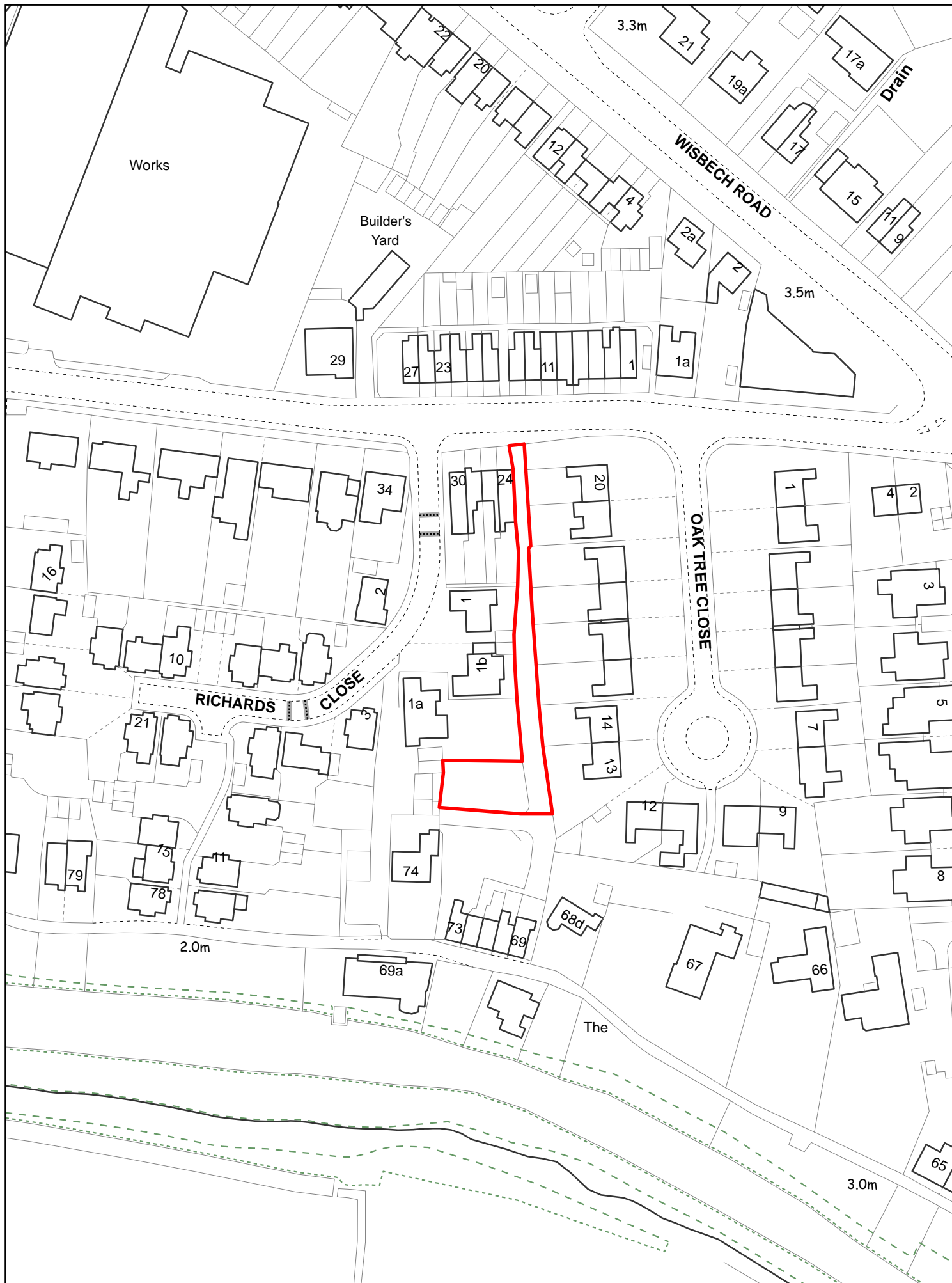
**Reason - In order to control future development and to prevent the site becoming overdeveloped.**

3. **Prior to the occupation of the dwelling hereby approved the permanent space shown on the plans hereby approved (Drawing H2981/02E) shall be reserved on the site to enable vehicles to enter, turn and leave the site in forward gear and park clear of the private road and shall be levelled, surfaced and drained and thereafter retained for no other purpose in perpetuity.**

**Reason - In the interests of satisfactory development and highway safety.**

**Please note this condition requires action prior to the occupation of the development. Please read this condition carefully and ensure that you comply in full.**

**4. Approved Plans**



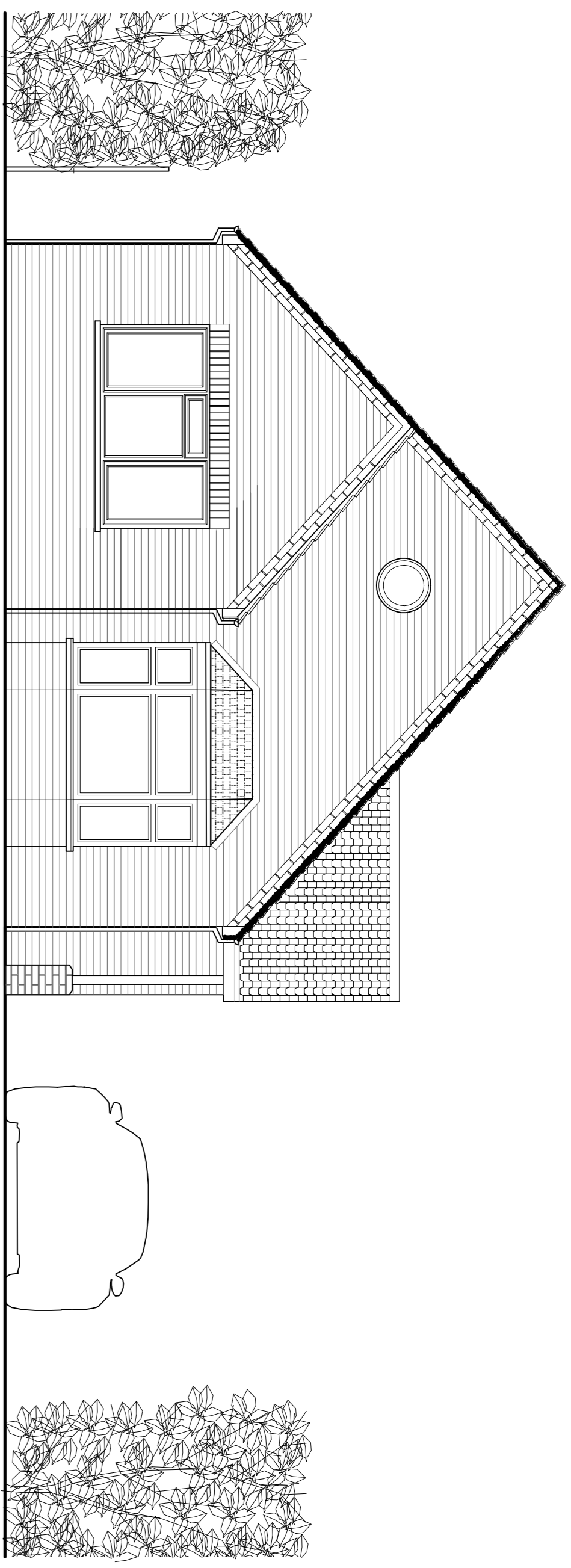
Created on: 04/07/2013

© Crown Copyright and database rights 2013 Ordnance Survey 10023778

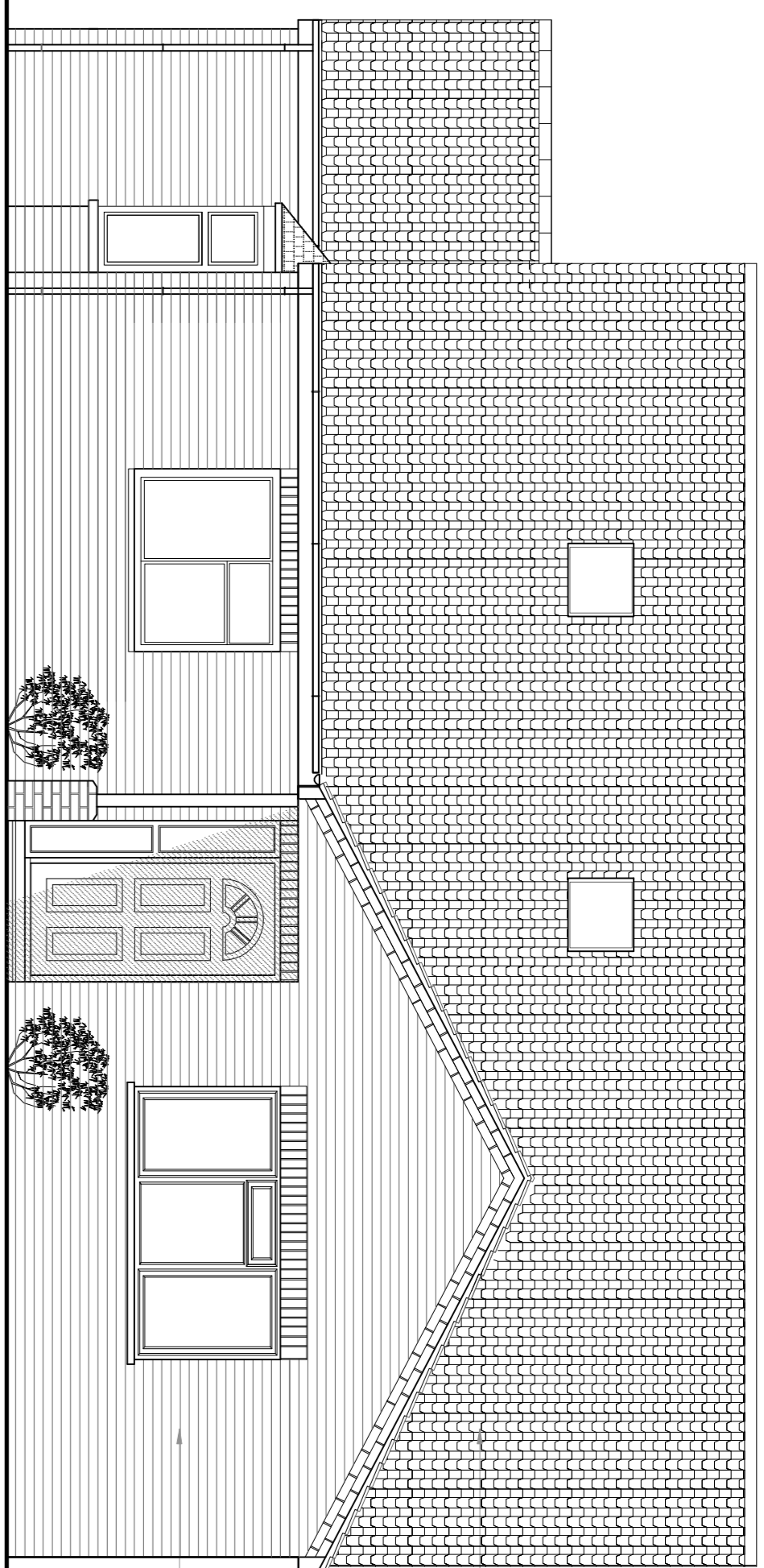
F/YR13/0414/F

Scale = 1:1,250

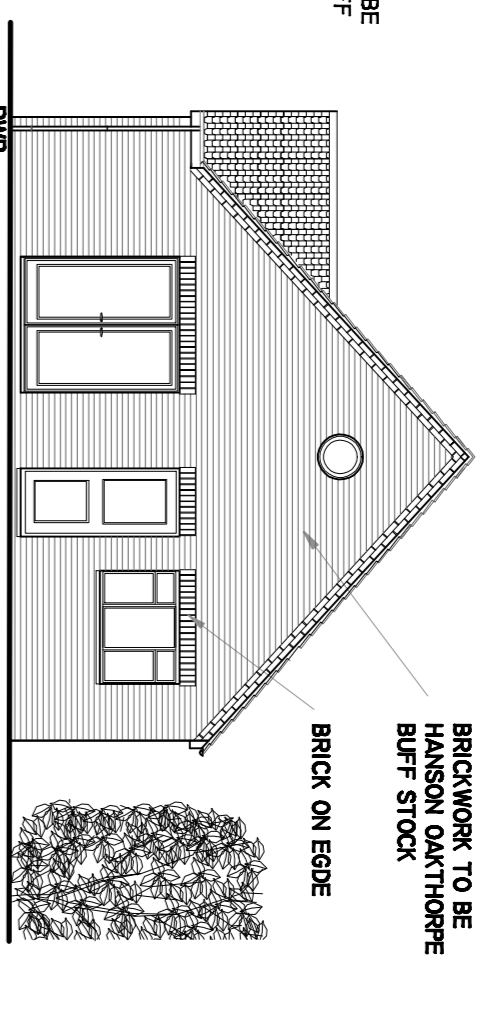




PROPOSED LHS ELEVATION  
(1:50)

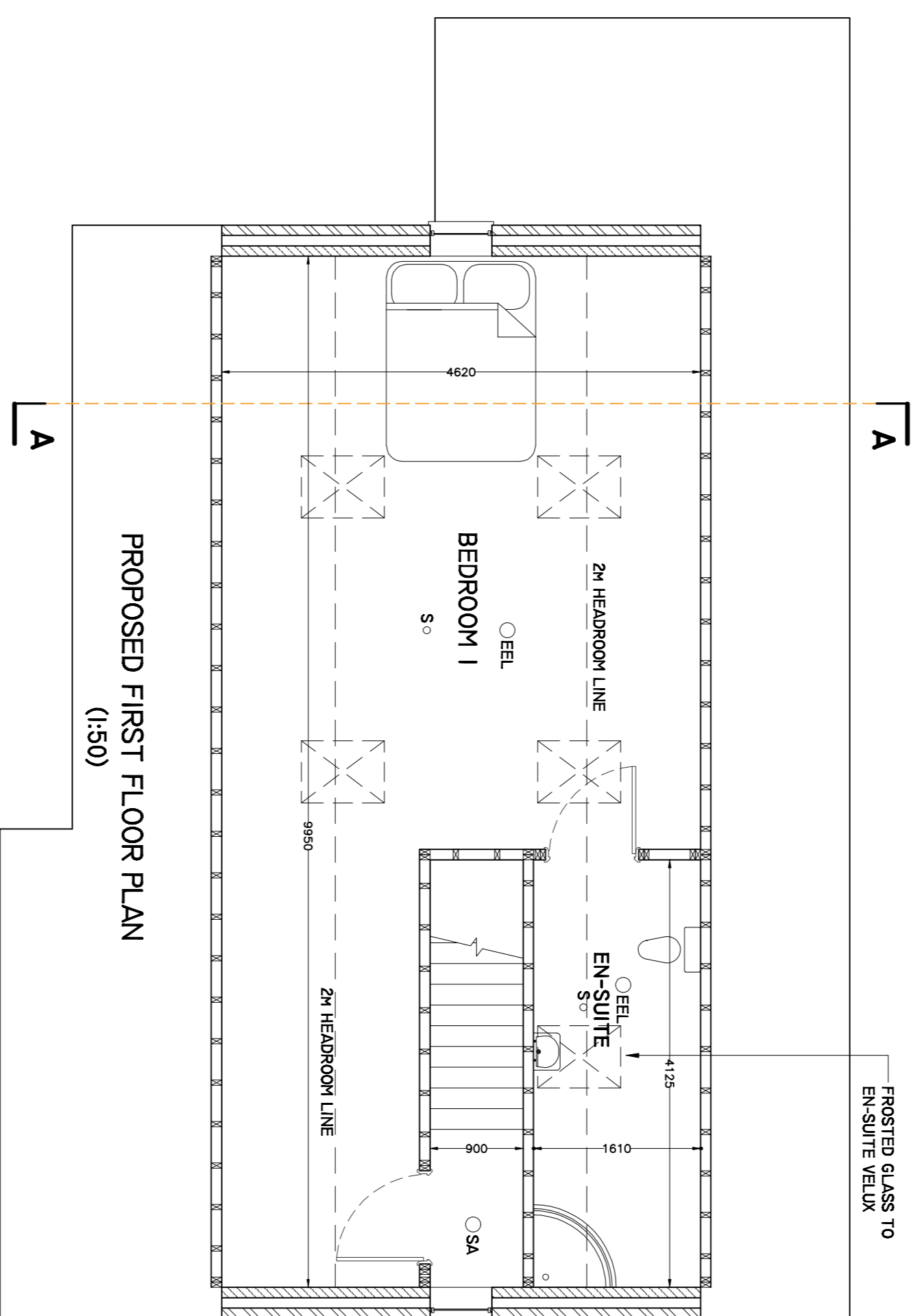
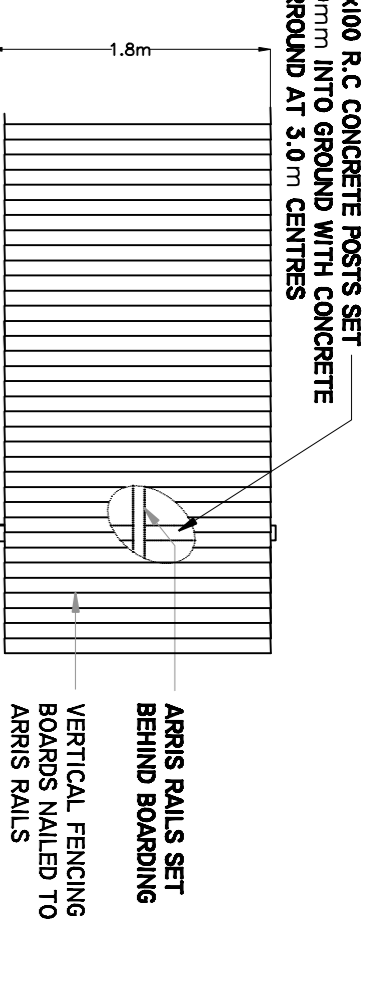


PROPOSED FRONT ELEVATION  
(1:50)

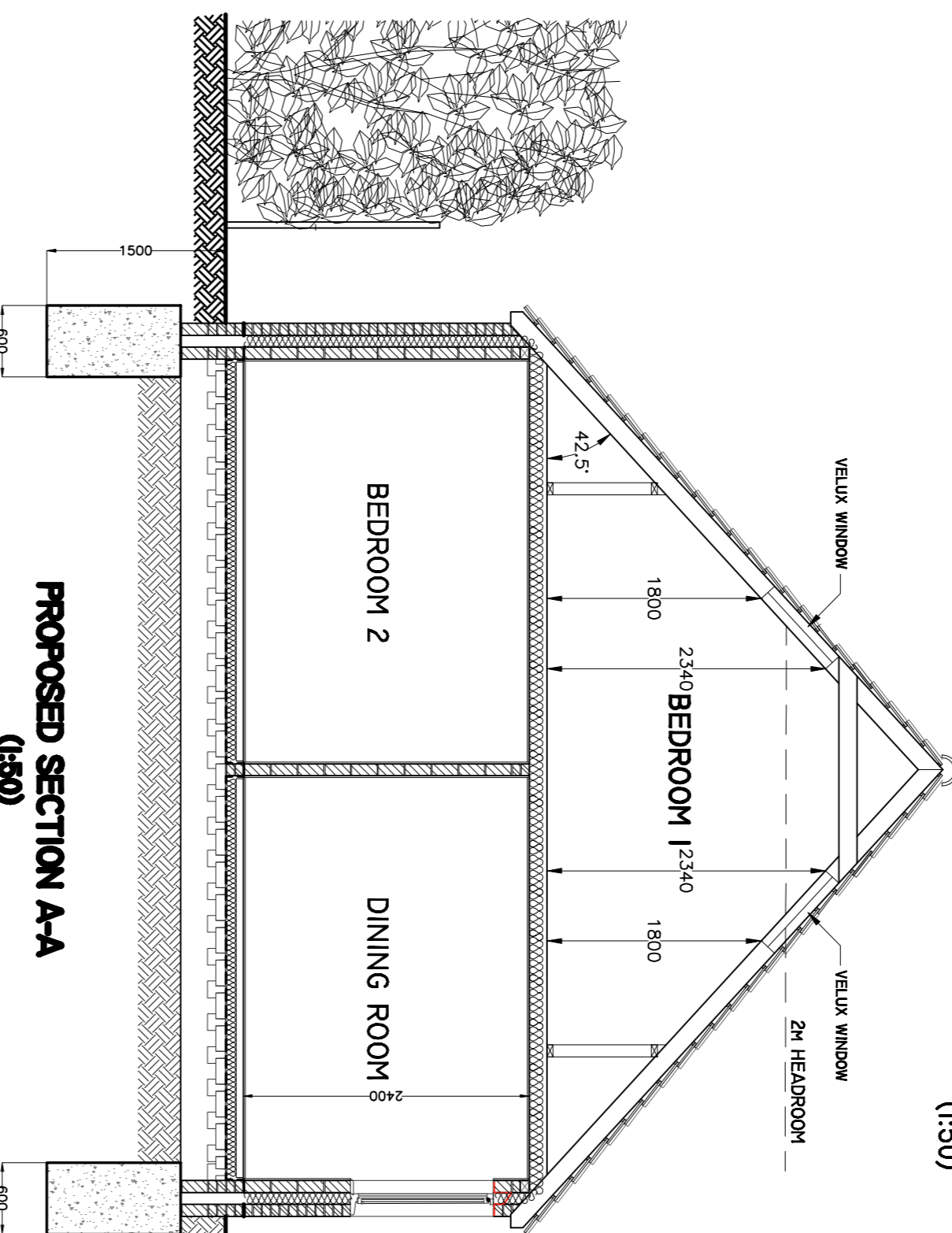


PROPOSED RHS ELEVATION  
(1:50)

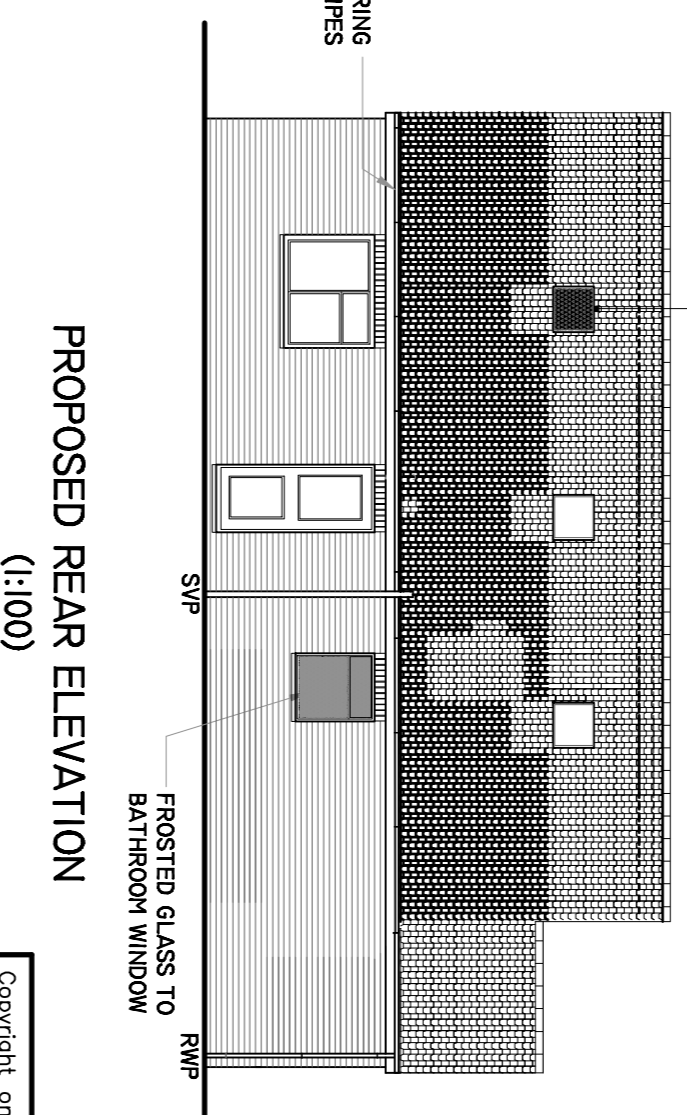
BOUNDARY ELEVATION  
(1:50)



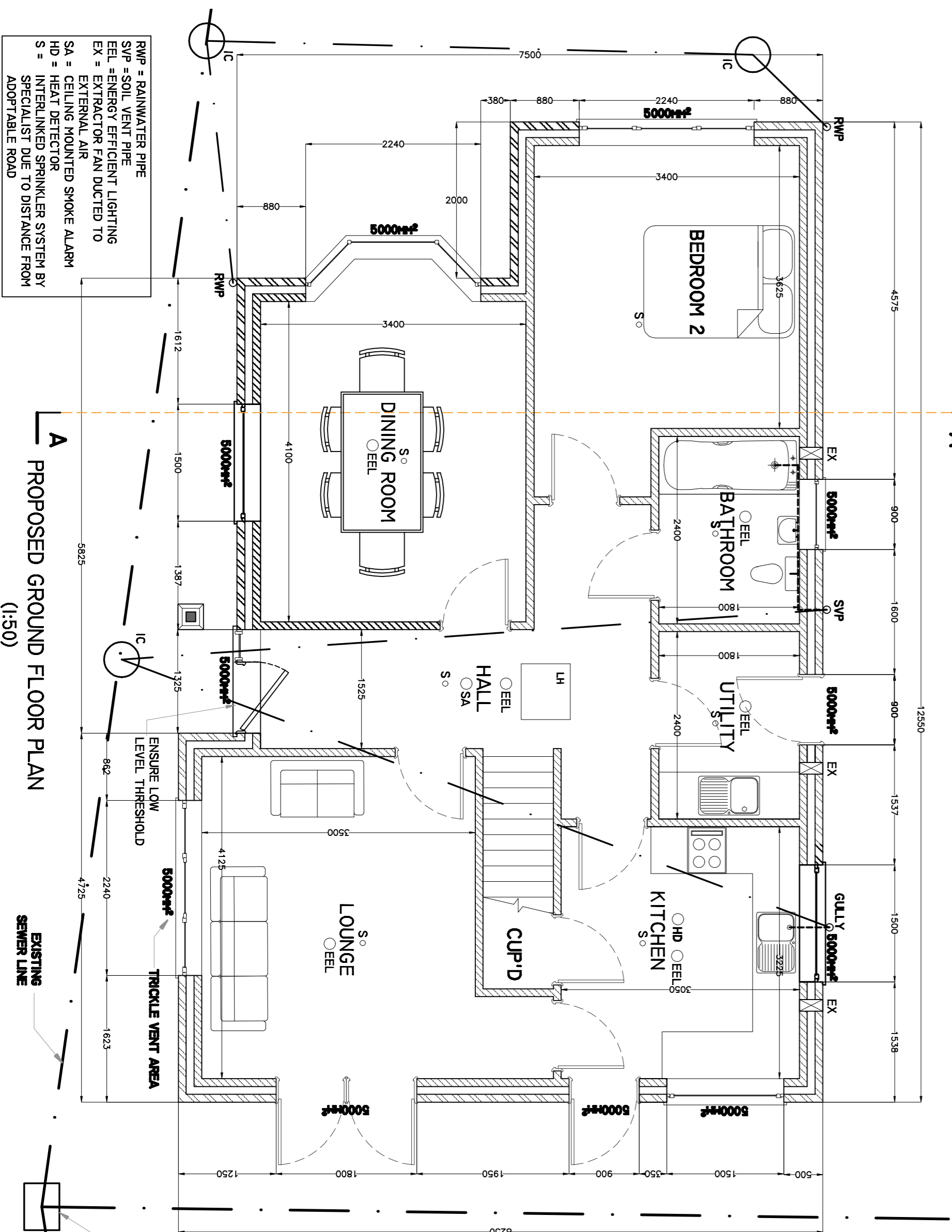
PROPOSED FIRST FLOOR PLAN  
(1:50)



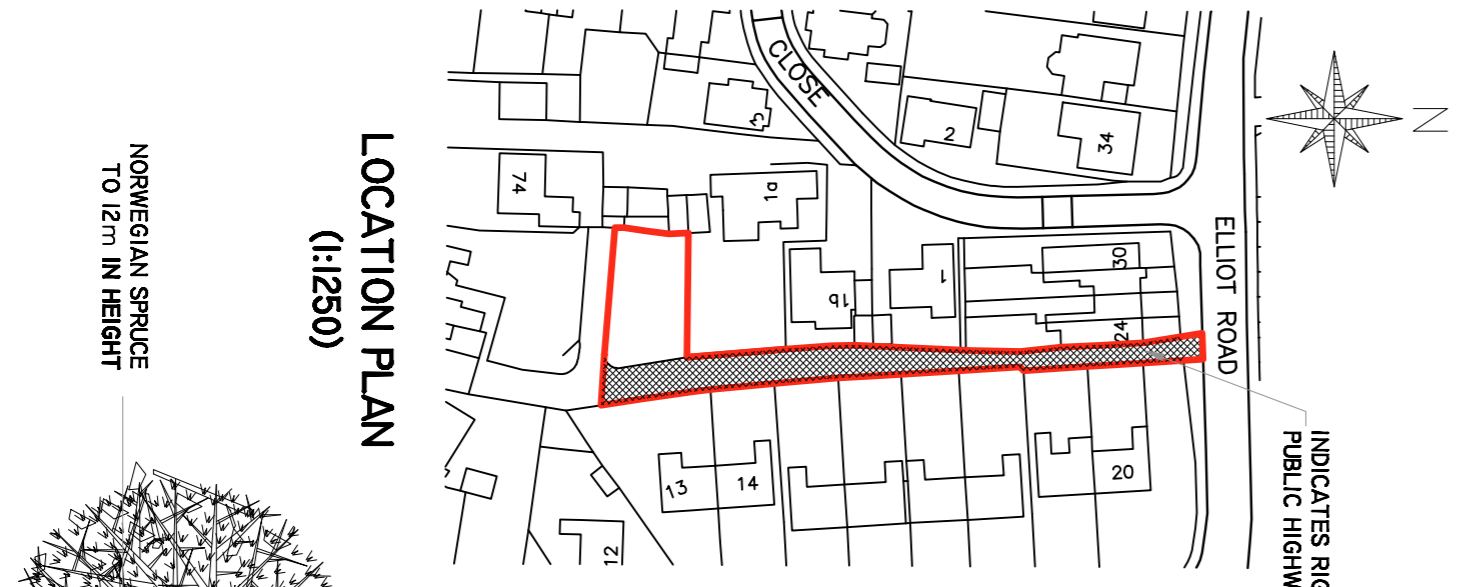
PROPOSED SECTION A-A  
(1:50)



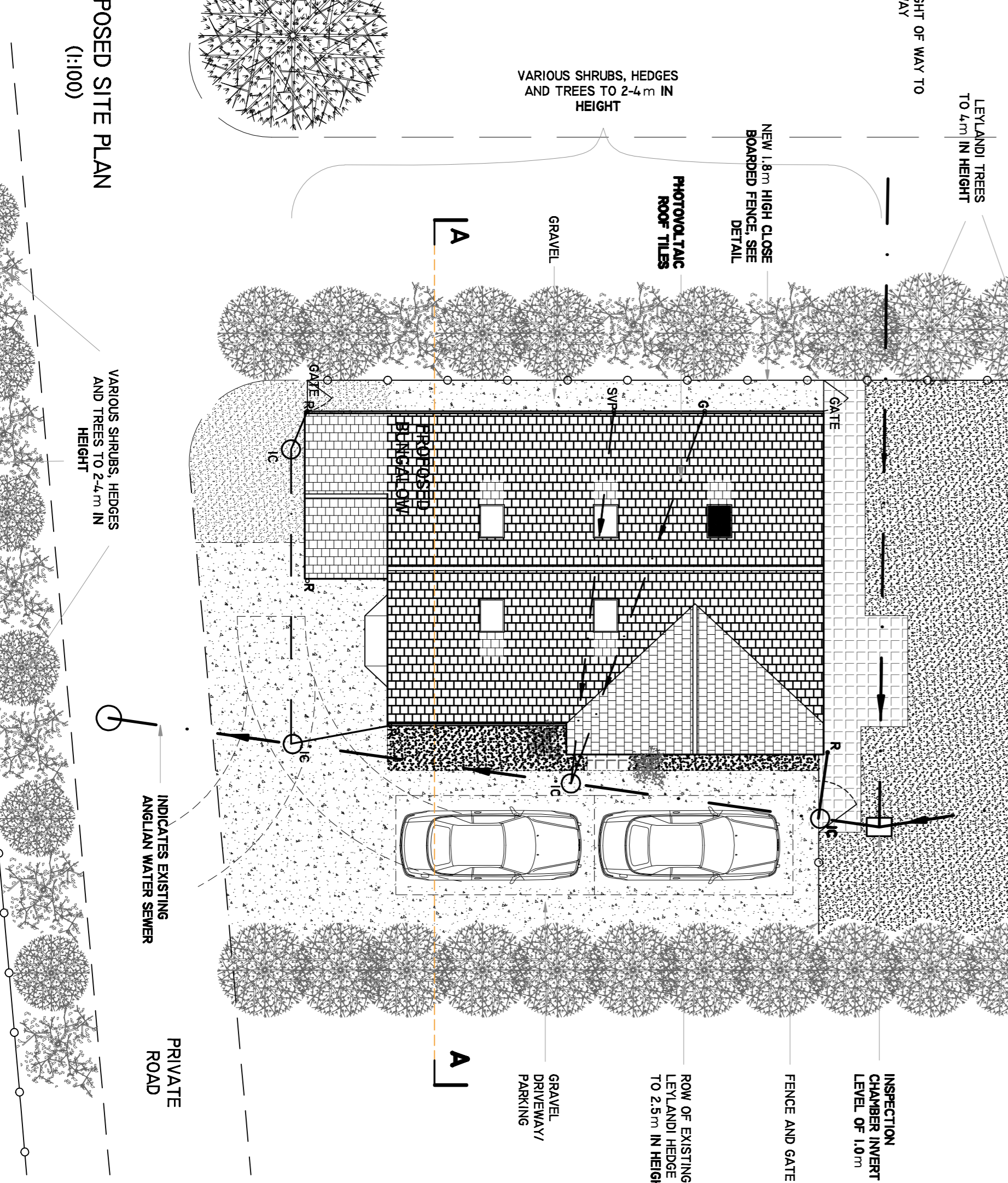
PROPOSED REAR ELEVATION  
(1:100)



PROPOSED GROUND FLOOR PLAN  
(1:50)



LOCATION PLAN  
(1:1250)



PROPOSED SITE PLAN  
(1:100)

100x100 R.C. CONCRETE POSTS SET 600mm INTO GROUND WITH CONCRETE SURROUND AT 3.0m CENTRES

ARRIS PAILS SET BEHIND BOARDING  
VERTICAL FENCING BOARDS NAILED TO ARRIS PAILS  
TIMBER GRAVEL BOARDING

BRICKWORK TO BE HANSON OAKTHORPE BUFF STOCK  
BRICK ON EDGE

TILES TO BE SANDFORT CALDERDALE DARK GREY CONCRETE

BRICKWORK TO BE OAKTHORPE BUFF STOCK

Copyright on all drawings prepared by Morton & Hall Consulting Limited is their property. Drawings and designs may not be reproduced in part or in whole without the prior written permission of the company. Please read, if in doubt ask. Change nothing without consulting the Engineers.  
Contractor to check all dimensions on site before work commences. All dimensions are in mm unless stated otherwise. Where materials, products and workmanship are not fully specified they are to be of the standard appropriate to the works and suitable for the purpose stated in or specified. All work to be in accordance with the recommendations derive the quality of the finished work, British Standards and CDM standards with, where 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 in accordance with the current regulations and is to obtain completion certificate and forward to the Engineer.

NO.	REVISIONS	DATE
1	PLANNING DEPARTMENT QUERIES	JULY 2015
2	PLANNING DEPARTMENT QUERIES	JULY 2015
3	PLANNING DEPARTMENT QUERIES	JULY 2015
4	CLIENT'S COMMENTS	APR. 2015
5	CLIENT'S COMMENTS	MAR. 2015
6	CLIENT'S COMMENTS	FEB. 2015
7	CLIENT'S COMMENTS	OCT. 2012
8	UPDATES FOR BUILDING REGULATIONS	SEPT. 2012
9	BRICKS & ROOF TILES AMENDED	SEPT. 2012
10	KITCHEN WINDOW	SEPT. 2012
11	CLIENT'S COMMENTS	JULY 2012
12	CLIENT'S COMMENTS	JULY 2012

**MORTON & HALL CONSULTING LIMITED**  
CONSULTING STRUCTURAL ENGINEERS  
1 Gordon Avenue,  
March, Cambridgeshire,  
PE15 5AU  
Tel: 01354 655454  
Fax: 01354 660467  
Email: morton.and.hall@bt.com  
Website: www.mortonandhall-engineers.co.uk

Mrs V. Ayers  
Proposed Bungalow at Plot Rear of 72 West End, March, Combs.  
Proposed Plans, Elevations, Site Plan and Section (SCHEME 2)

NO.	REVISIONS	DATE
1	PLANNING DEPARTMENT QUERIES	JULY 2015
2	PLANNING DEPARTMENT QUERIES	JULY 2015
3	PLANNING DEPARTMENT QUERIES	JULY 2015
4	CLIENT'S COMMENTS	APR. 2015
5	CLIENT'S COMMENTS	MAR. 2015
6	CLIENT'S COMMENTS	FEB. 2015
7	CLIENT'S COMMENTS	OCT. 2012
8	UPDATES FOR BUILDING REGULATIONS	SEPT. 2012
9	BRICKS & ROOF TILES AMENDED	SEPT. 2012
10	KITCHEN WINDOW	SEPT. 2012
11	CLIENT'S COMMENTS	JULY 2012
12	CLIENT'S COMMENTS	JULY 2012