

**Application Number: F/YR13/0510/F**  
**Minor**  
**Parish/Ward: Wimblington Parish Council**  
**Date Received: 02 July 2013**  
**Expiry Date: 27 August 2013**  
**Applicant: Mr & Mrs Gribble**

**Proposal: Erection of 2-storey side extension to the existing dwelling**  
**Location: 2 Eastwood End, Wimblington, March, Cambridgeshire, PE15 0QJ**

**Reason before Committee: The applicant is related to Cllr Mrs Newell**

## 1. EXECUTIVE SUMMARY/RECOMMENDATION

The application seeks planning permission for the erection of a 2-storey side extension to the existing dwelling at 32 Eastwood End, Wimblington.

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:

- Design
- Impact

The recommendation is to approve the proposal.

## 2. HISTORY

Of relevance to this proposal is:

- 2.1 F/YR12/0866/F Erection of a 2-storey and single storey rear extension to existing dwelling. – APPROVED.

## 3. PLANNING POLICIES

### 3.1 National Planning Policy Framework:

Paragraph 2: Planning law requires that applications 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:** No Objections
- 4.2 **Middle Level Commissioners:** Comments not yet received
- 4.3 **CCC Countryside Access:** No objections. Any permission to include informative reminding applicant of Public Right of Way adjacent to the site must be kept clear.
- 4.4 **Local Residents:** No comments received

## 5. SITE DESCRIPTION

- 5.1 The application site lies in the open countryside away from the village of Wimblington on the eastern side of the A141. The property is a 2-storey dwelling with generous curtilage and is prominently placed on the approach to Hook Road. The site is relatively isolated with no immediate neighbouring properties. A public byway is located nearby but this will be unaffected by the proposal.

## 6. PLANNING ASSESSMENT

### 6.1 Policy

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, 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.

### 6.2 Design & Impact

The proposal will introduce a 2-storey side extension to the south-west side of the existing dwelling and will provide a family room at ground floor level with a large master bedroom at 1<sup>st</sup> floor level. The proposal will be built over and retain the existing double garage.

Given the prominent positioning of the site, the proposal has been carefully designed to ensure a sympathetic look by continuing the ridge and eaves height and window layout to create balance to the frontage. The materials proposed will match that of the existing dwelling.

Due to the isolated location of the dwelling, the development will have no impact on neighbouring properties in terms of overlooking and overshadowing.

There are no proposed changes to access and parking arrangements and the site will continue to provide adequate parking provision for current and future occupants of the dwelling.

## **7. CONCLUSION**

- 7.1 It is considered that the proposed design is sympathetic to the existing dwelling and the character of the area and is not considered to cause harm to the amenity of the area or neighbouring properties.

Therefore and in accordance with the advice contained within the NPPF with policy E9 of the Local Plan and CS16 of the emerging core strategy this proposal is recommended for approval.

## **8. RECOMMENDATION**

**Approve**

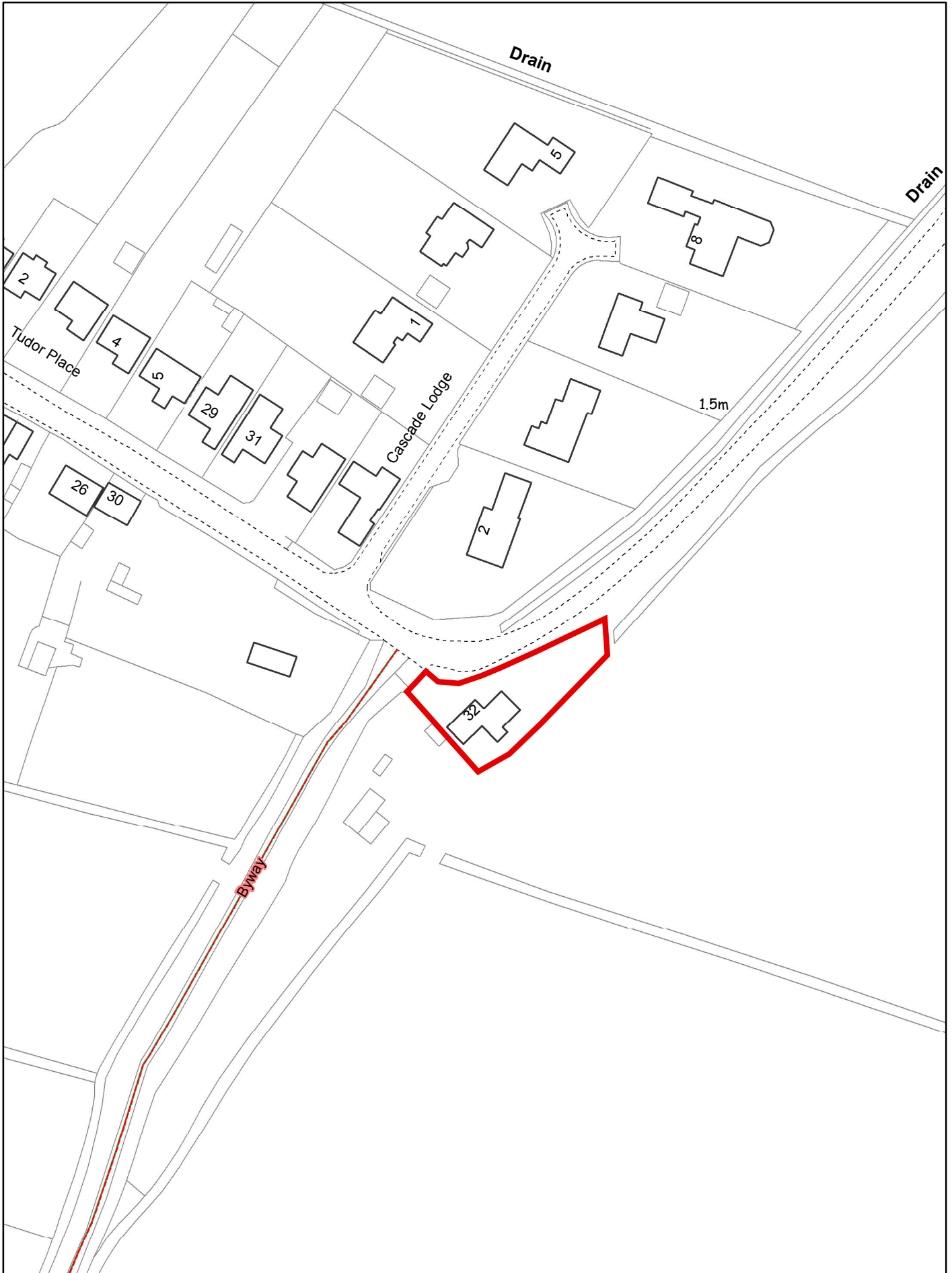
1. **The development permitted shall be begun before the expiration of 3 years from the date of this permission.**

**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**



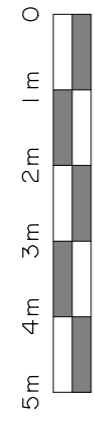
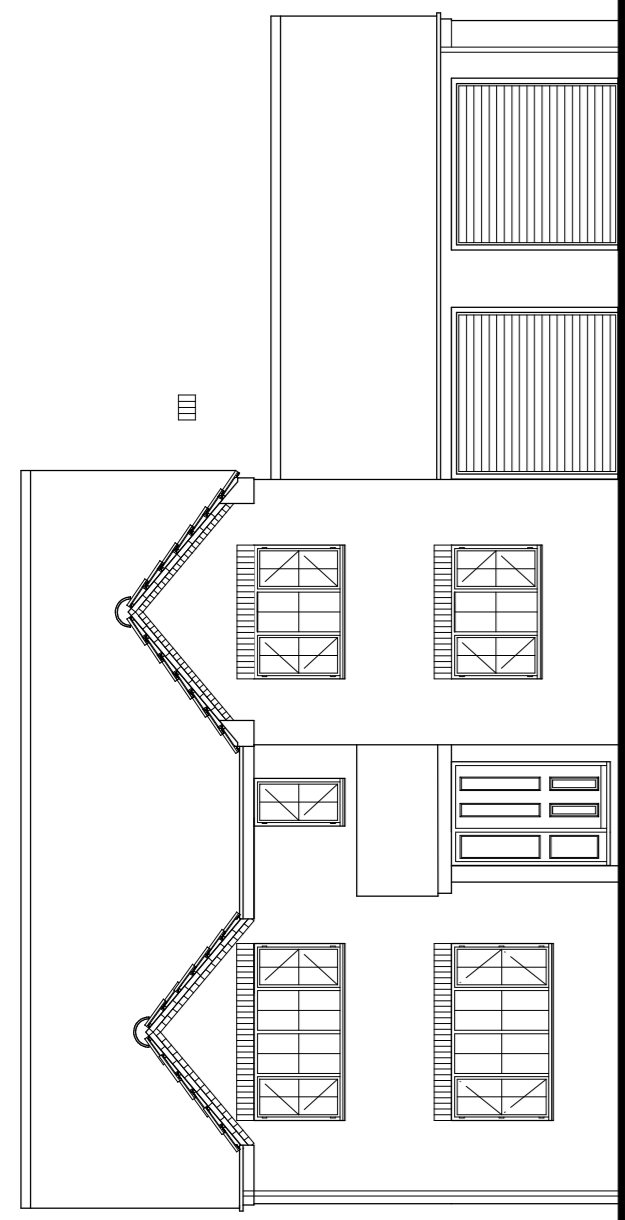
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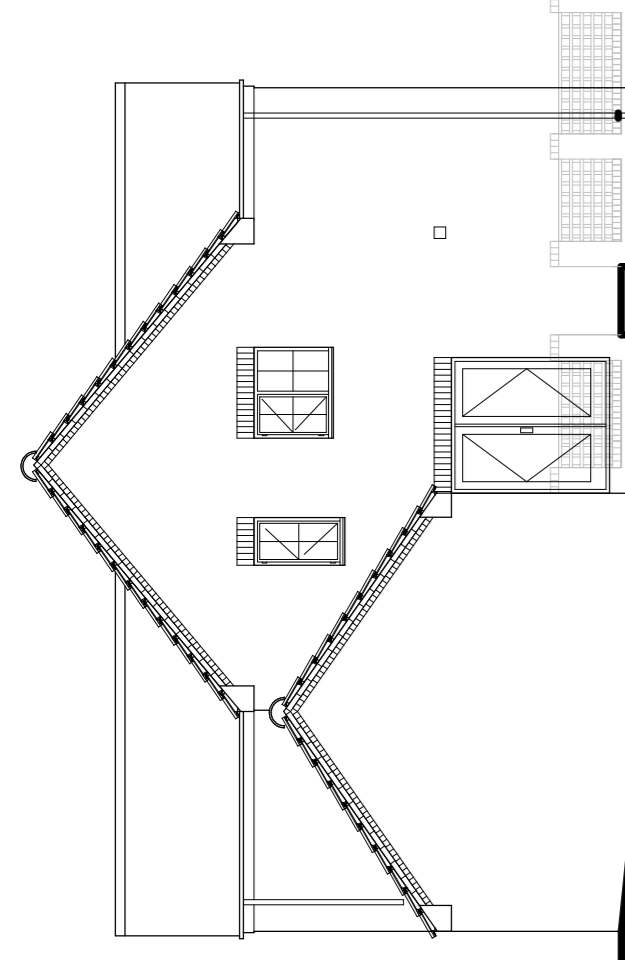
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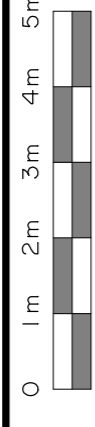
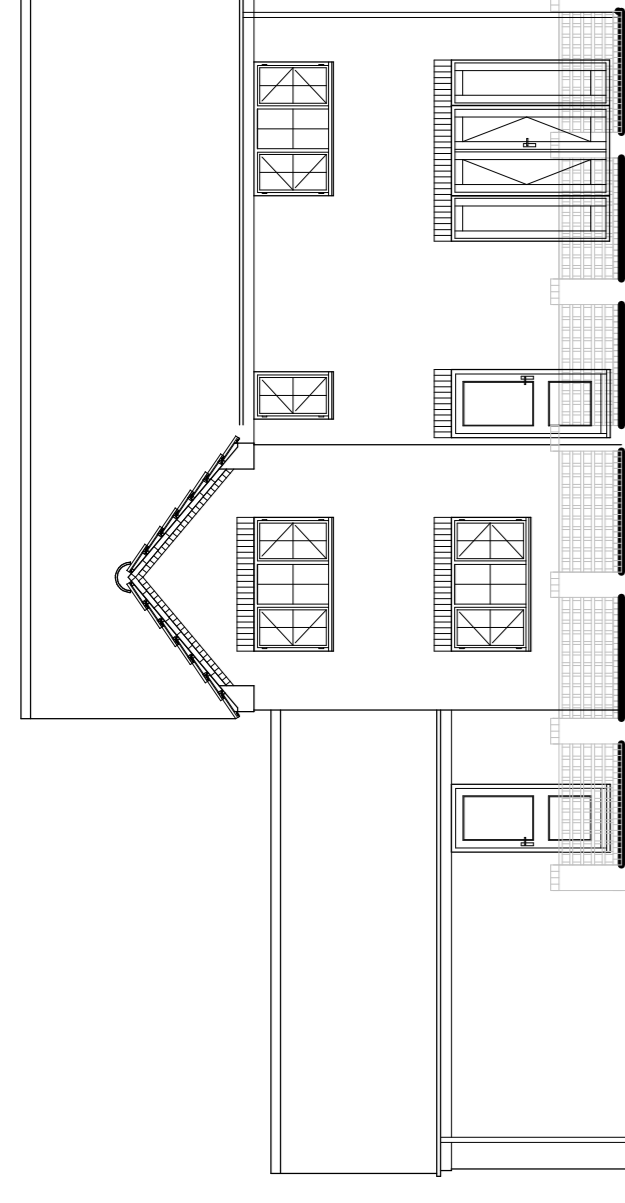




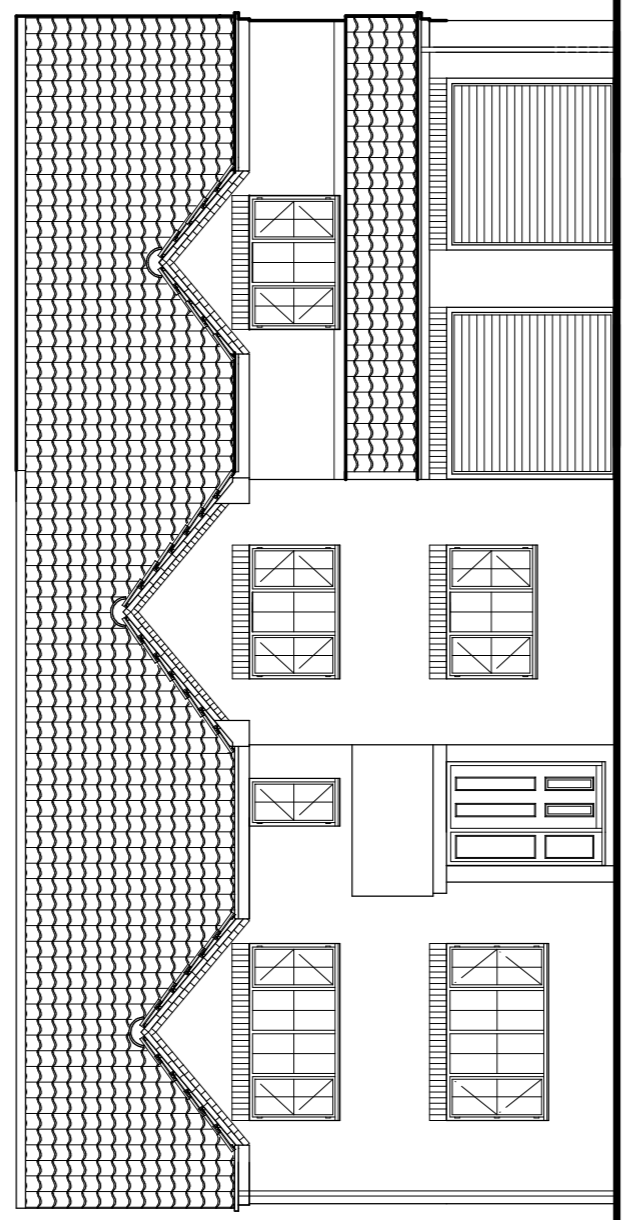
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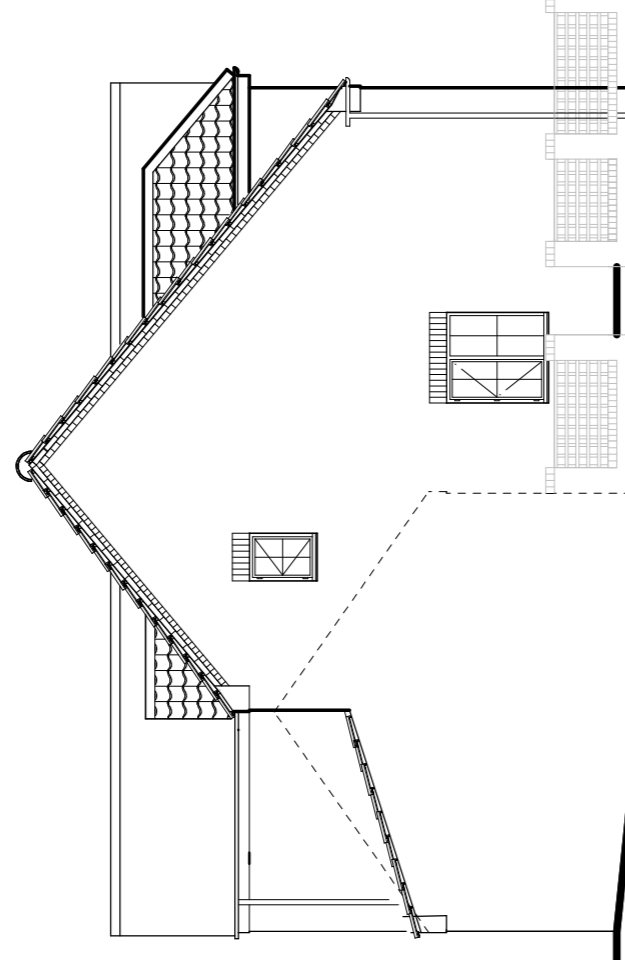
SIDE



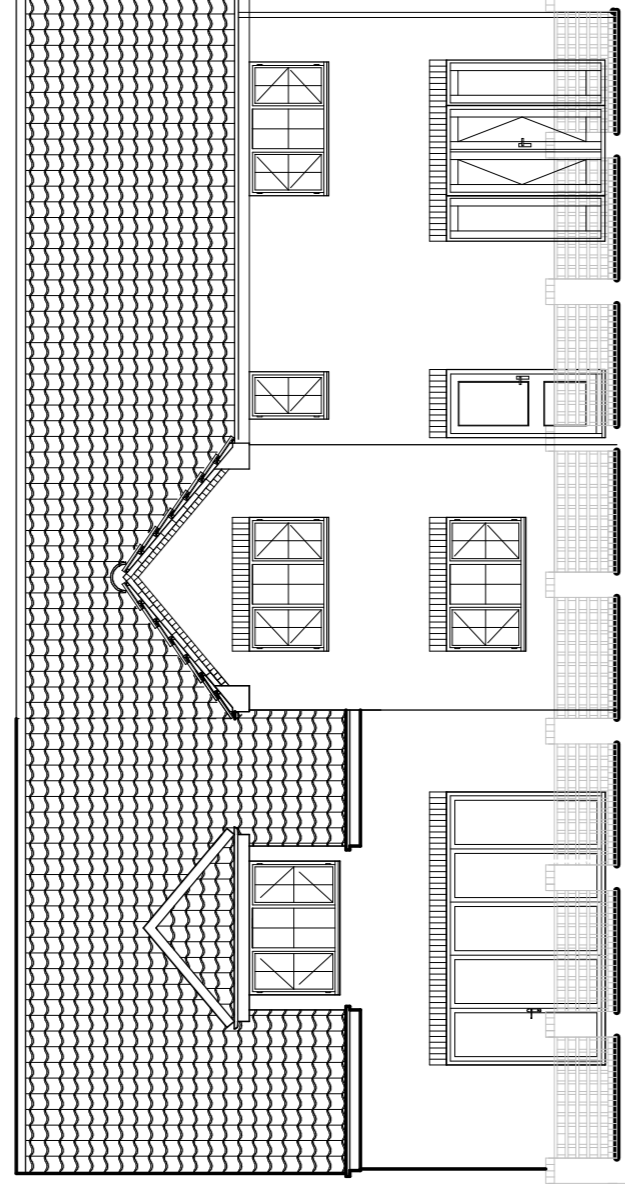
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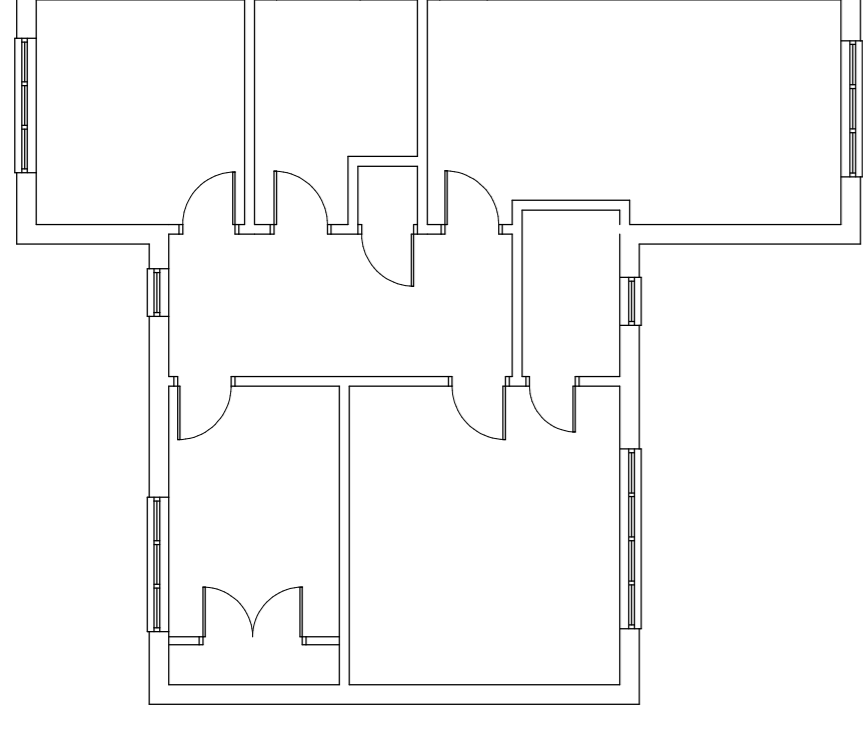
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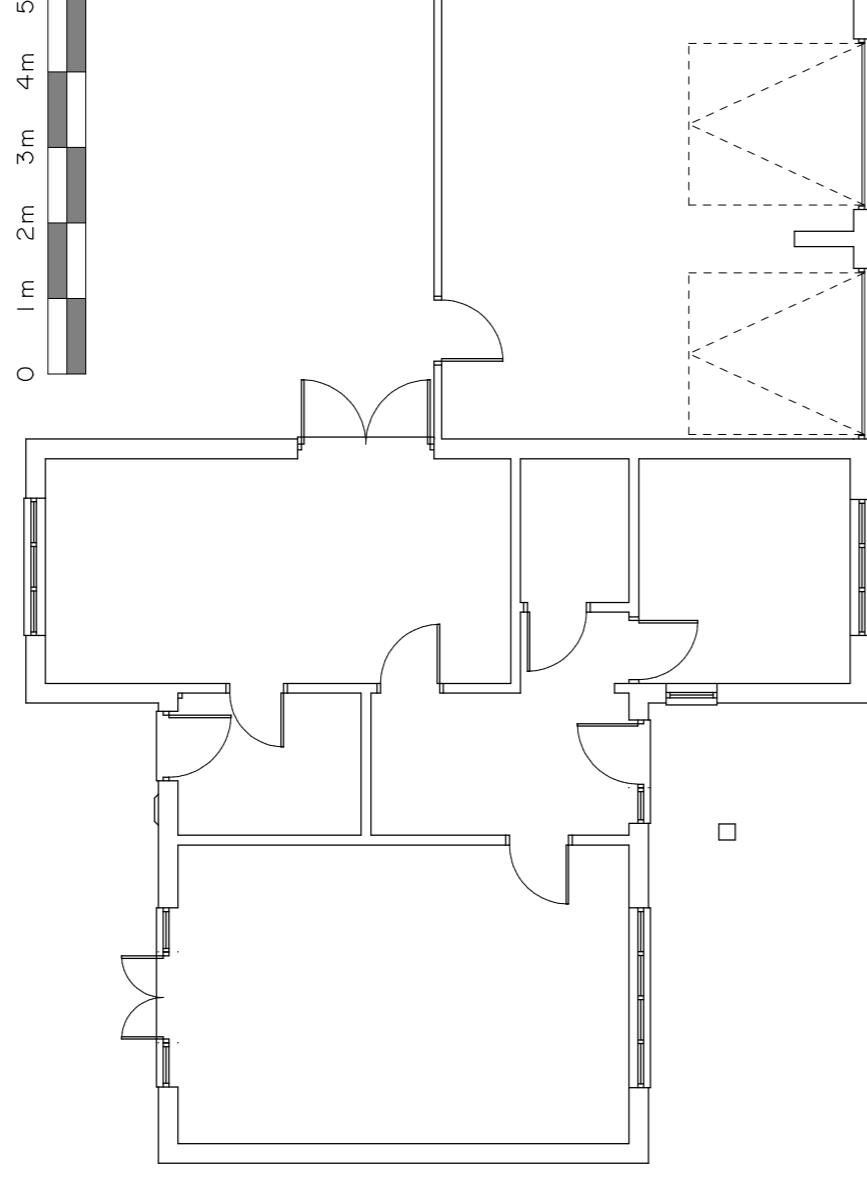
SIDE



PROPOSED REAR



EXISTING FIRST FLOOR 1:100



EXISTING GROUND FLOOR



THE DESIGN CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES TO THE DESIGNER. ALL SETTING OUT DIMENSIONS SHOULD BE CHECKED AGAINST THE CORRESPONDING FLOOR PLAN.

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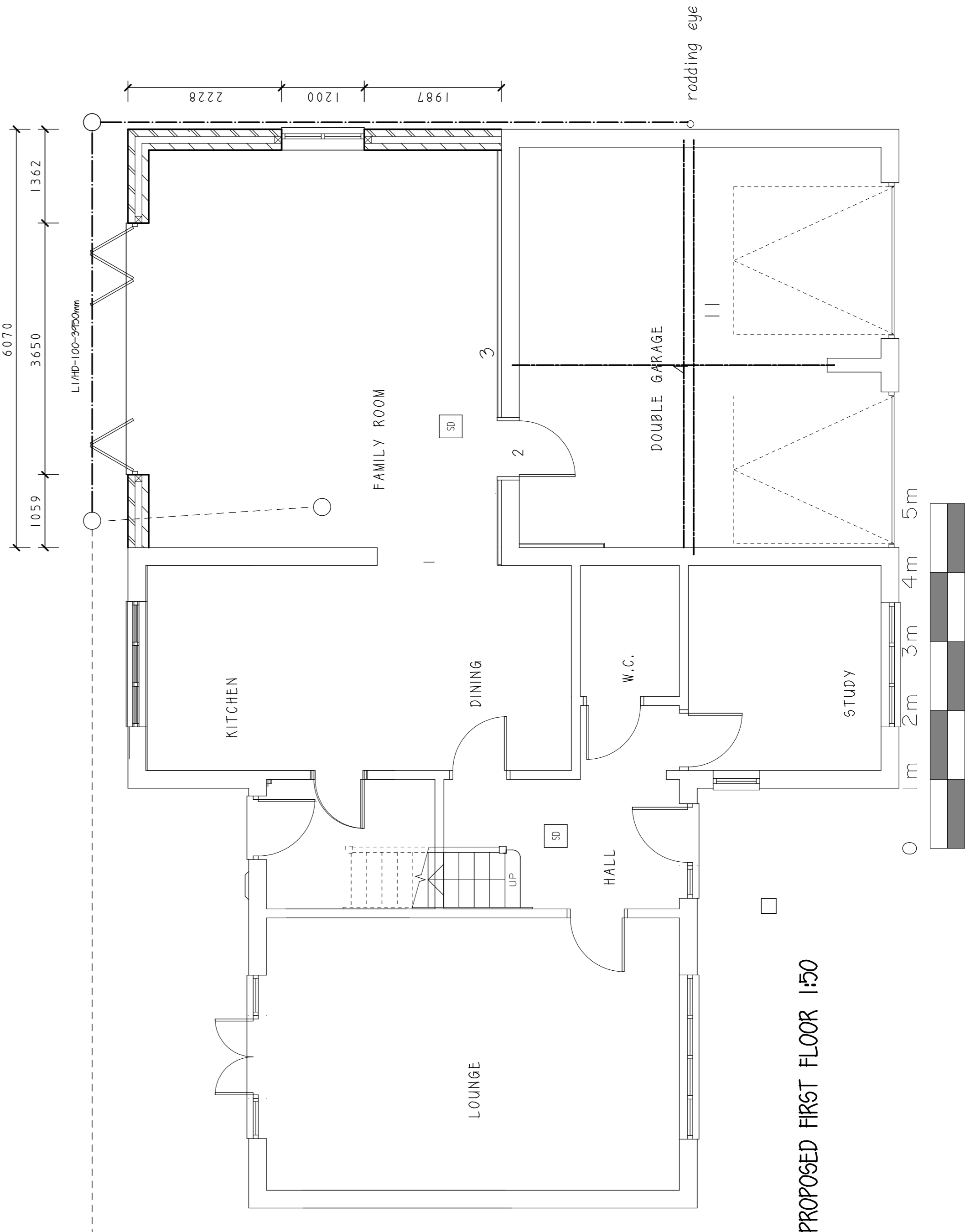
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| Rev/A | X       | X                    |
| Rev/B | X       | X                    |
| Rev/C | X       | X                    |
| Rev/D | X       | X                    |
| Rev/E | X       | X                    |
| Rev/A | 24.5.13 | text depth increased |

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Project

TWO STOREY EXTENSIONS TO  
 32 EASTWOOD END  
 WIMBLINGTON

|                  |                         |
|------------------|-------------------------|
| Client           | MR & MRS J GRIBBLE      |
| Title            | REVISED WORKING DRAWING |
| Ref              | G3132-4                 |
| Rev              |                         |
| Sheet A1         |                         |
| Scale: 1:50, 100 |                         |
| DATE: AUG 2013   |                         |



PROPOSED FIRST FLOOR 1:50

PROPOSED FIRST FLOOR