

**Application Number: F/YR13/0556/F**

**Minor**

**Parish/Ward: Gorefield Parish Council**

**Date Received: 23 July 2013**

**Expiry Date: 17 September 2013**

**Applicant: Mr T Anderson**

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

**Proposal: Erection of a side extension with storage over to existing dwelling**

**Location: 37 The Chase, Leverington, Wisbech.**

**Reason before Committee: This application is before committee given that an elected Member is acting as agent for the scheme. Should this not have been the case it would have been determined under delegated powers by Officers**

## 1. EXECUTIVE SUMMARY/RECOMMENDATION

This application seeks full planning permission for the erection of a side extension with storage over to existing dwelling at 37 The Chase, Leverington, Wisbech.

The key issues to consider are;

- Policy Considerations;
- Design and Appearance
- Impact upon Amenity.

It is considered that the design and appearance of proposal is not as compatible with the existing dwelling as the previous approval (2009). However, in this instance given that it would not result in any significant visual or amenity harm it is considered that the amended proposal would be difficult to resist. Therefore, it is recommended that the application is approved.

## 2. HISTORY

Of relevance to this proposal is:

- 2.1 *F/YR13/0336/NONMAT* – Non-material amendment: Alteration to roof and insertion of a first floor side elevation window in relation to planning permission *F/YR09/0277/F* (Erection of a side extension with storage over to existing dwelling involving demolition of existing garage) – Withdrawn (2013) as not within ‘non-material’ guidelines.

*F/YR09/0277/F* - Erection of a side extension with storage over to existing dwelling involving demolition of existing garage – Granted (2009)

### 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:**

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:**

H3: Development should be within existing settlement

E8: Landscape and Amenity Protection

E9: Alteration and Extension to existing buildings

### 4. **CONSULTATIONS**

#### 4.1 ***Parish Council***

No objections

#### 4.2 ***North Level IDB***

No comments received at time of report -  
Full update at meeting

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

No comments received at time of report -  
Full update at meeting

#### 4.4 ***FDC Arboricultural Officer***

No vegetation implicated in this proposal

### 5. **SITE DESCRIPTION**

5.1 The site is located within 'The Chase' development which is characterised by a mix of bungalows and 2-storey dwellings. The site currently comprises a detached brick bungalow with a garage and private garden to the rear.

To the side of the dwelling is a partially completed side extension erected under the previous approval (F/YR09/0277/F).

### 6. **PLANNING ASSESSMENT**

6.1 The key issues to consider are;

- Policy Considerations;
- Design and Appearance;
- Impact upon Amenity.

#### 6.2 **Policy Considerations –**

Policy E8 and 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, and 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.

### **6.3 Design and Appearance –**

The proposed development is very similar to the previous approval in 2009. The amendments to this application include an alteration to the design of the roof. The 2009 approval featured a hipped roof which in terms of design and appearance was sympathetic to the existing dwelling. This application seeks to amend the hipped roof to a gabled roof. It is considered that the design and appearance of the previous approval was more compatible, however in this instance taking all issues into account it is considered difficult to resist such a proposal especially if the proposal will not result in any harm or impact upon the amenity of the neighbouring properties. Therefore, it is necessary to assess the proposal in terms of the impact upon amenity.

### **6.4 Impact upon Amenity –**

A key issue is whether the proposal will result in any harm or impact upon the amenity of the neighbouring properties.

It is noted that no comments or objections have been received from neighbouring properties. Taking into consideration the site characteristics and the relationship with the neighbouring property it is considered that the proposal is unlikely to impact upon the amenity of the adjoining property.

The presence of a window in the gable end (to serve an attic storage area) is also noted, however given that this is opaque glazed this is considered acceptable and shall be secured via a planning condition.

It is considered that the design and appearance of the gabled roof is not as compatible with the existing dwelling as the hipped roof. However, in this instance given that it would not result in any significant visual or amenity harm it is considered that the amended proposal would be difficult to resist.

## **7. CONCLUSION**

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

It is considered that the design and appearance of proposal is not as compatible with the existing dwelling as the previous approval (2009). However, in this instance given that it would not result in any significant visual or amenity harm it is considered that the amended proposal would be difficult to resist. Therefore, it is recommended that the application is approved.

## **8. RECOMMENDATION**

**Grant**

**8.1 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.***

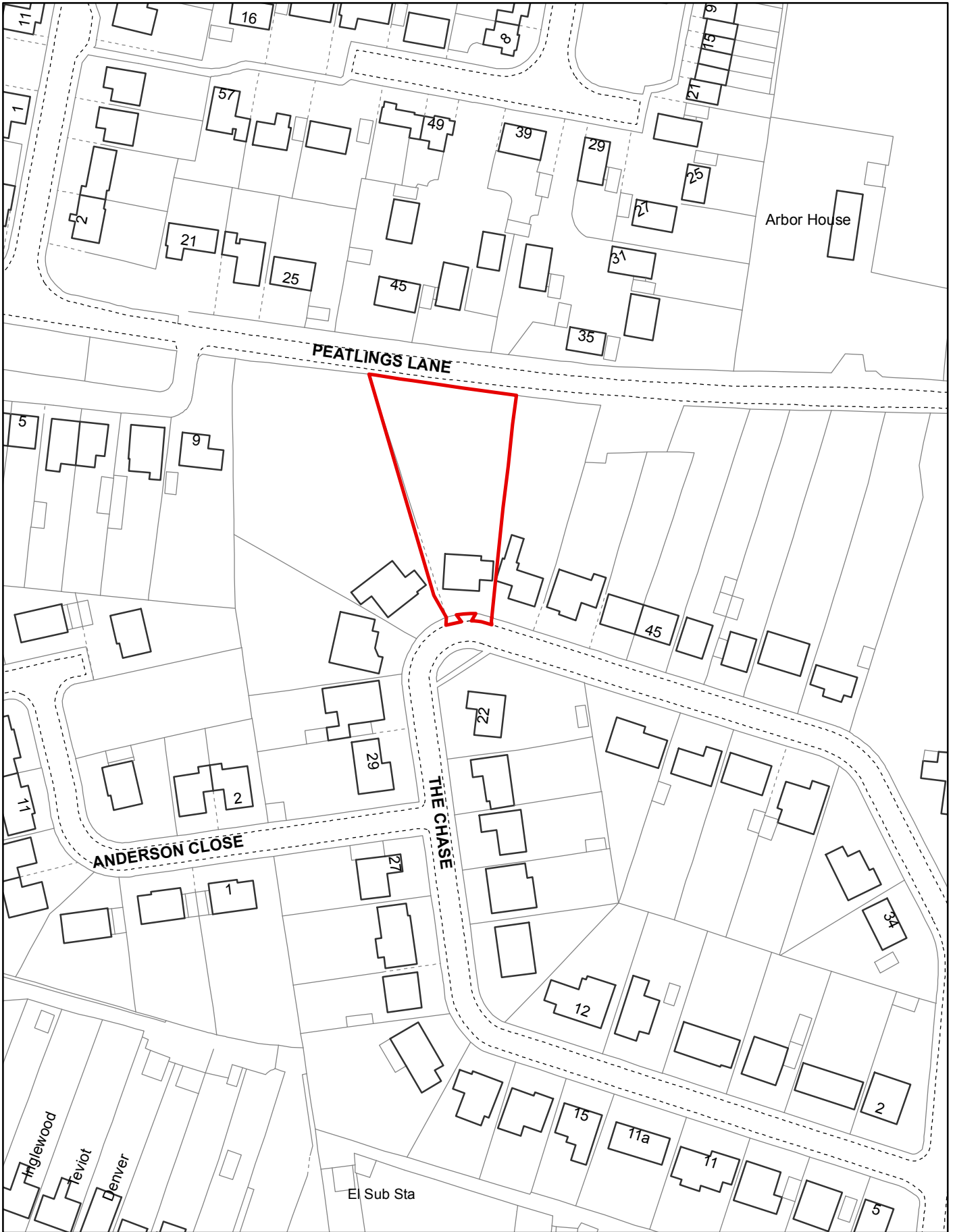
**8.2 The development hereby approved shall be finished externally in materials to match the existing building, unless the Local Planning Authority otherwise agrees in writing prior to commencement of development.**

***Reason - To safeguard the visual amenities of the area.***

**8.3 The first floor window to the attic storage area in the side elevation of the development hereby approved shall be glazed with obscure glass and so maintained in perpetuity thereafter.**

***Reason - To safeguard the amenities currently enjoyed by the occupants of adjoining dwellings.***

**8.4 Approved Plans**



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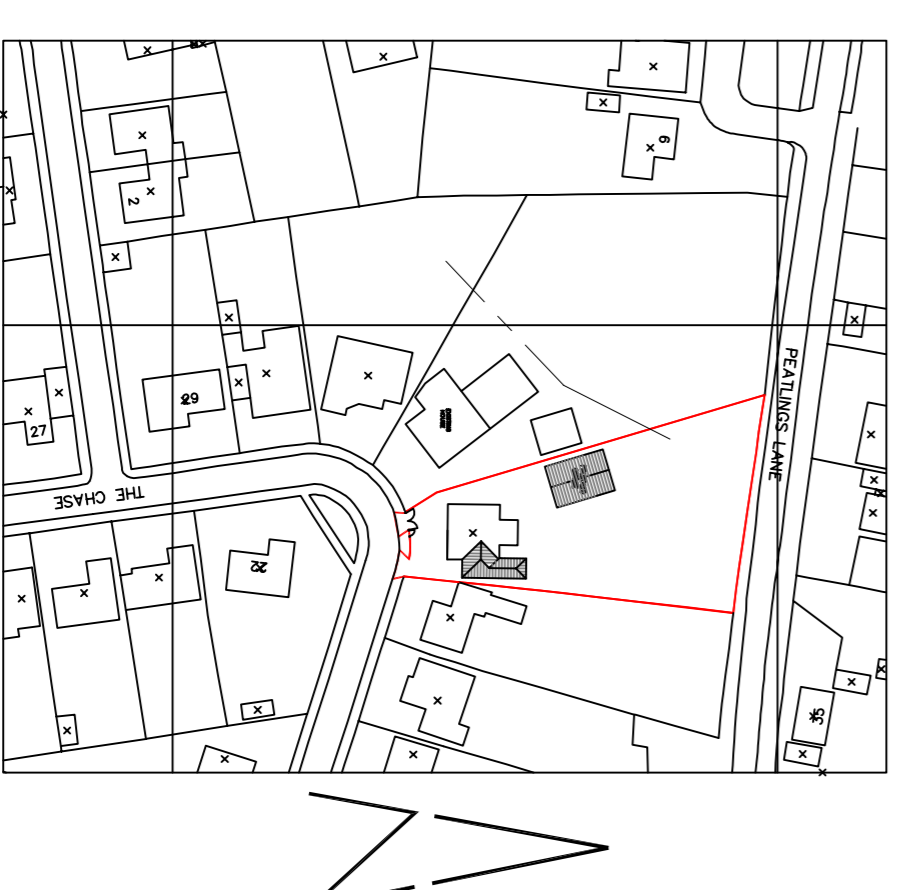
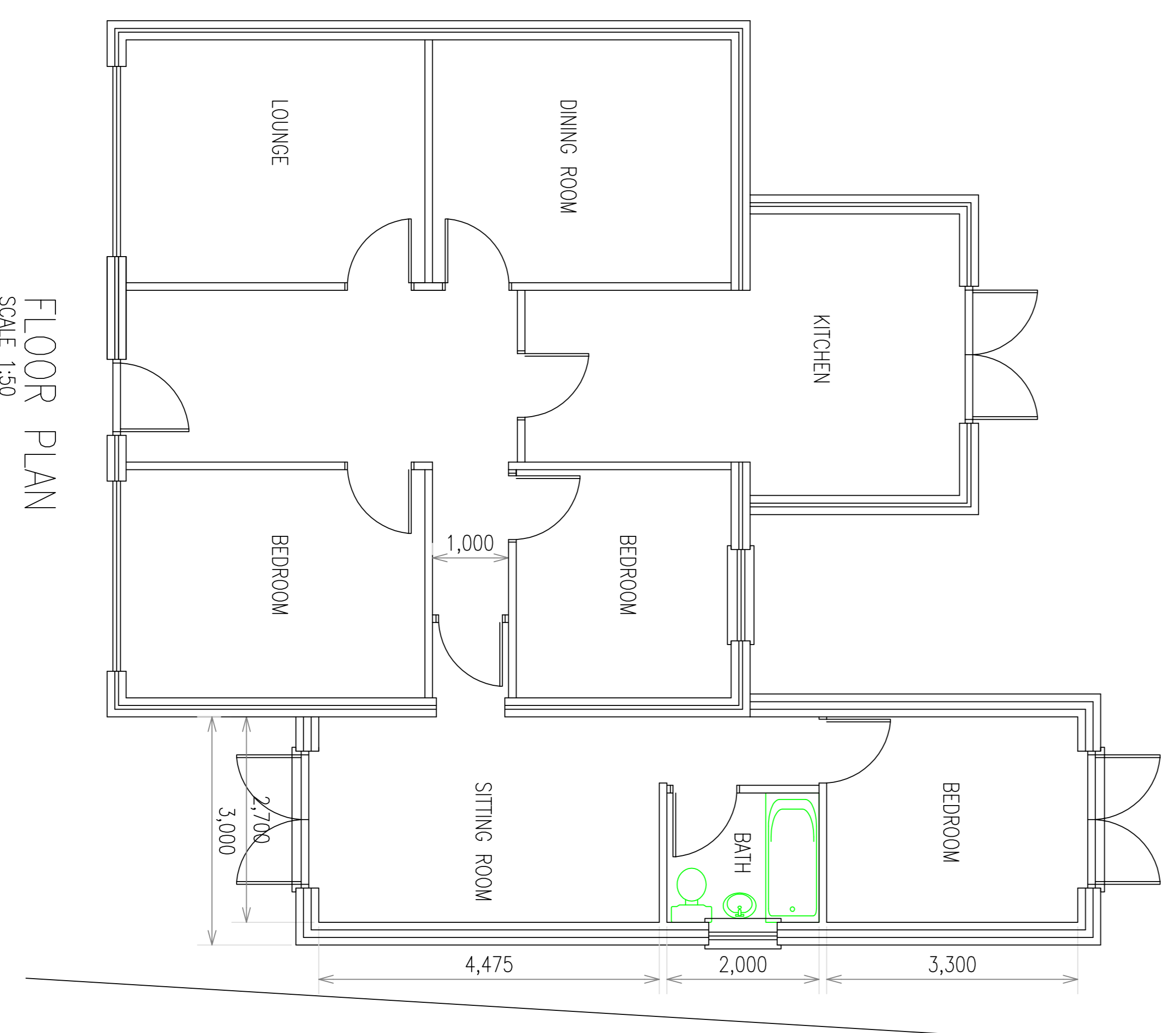
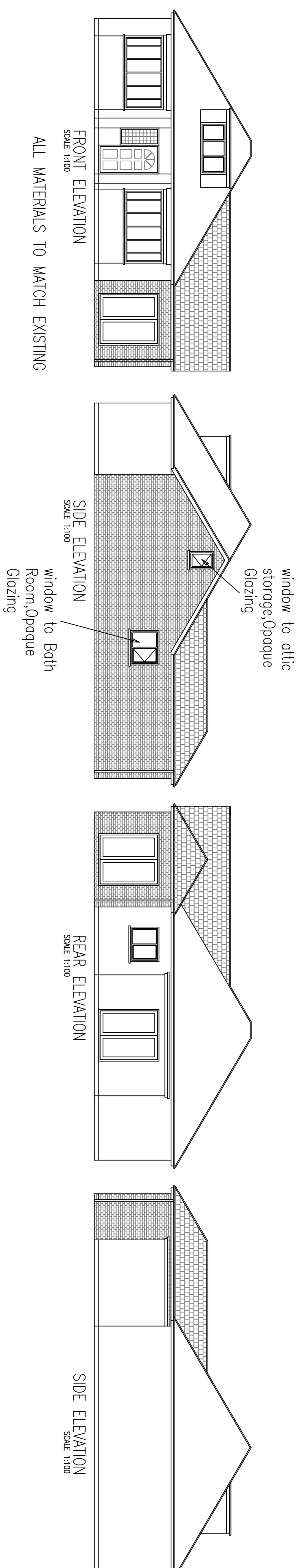
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CAMBRIDGESHIRE

Fenland District Council



FLOOR PLAN  
SCALE 1:50

BLOCK PLAN  
SCALE 1:250

LOCATION PLAN  
SCALE 1:1250

Scale: 1:50 1:100 1:250 1:500

**DBDS**

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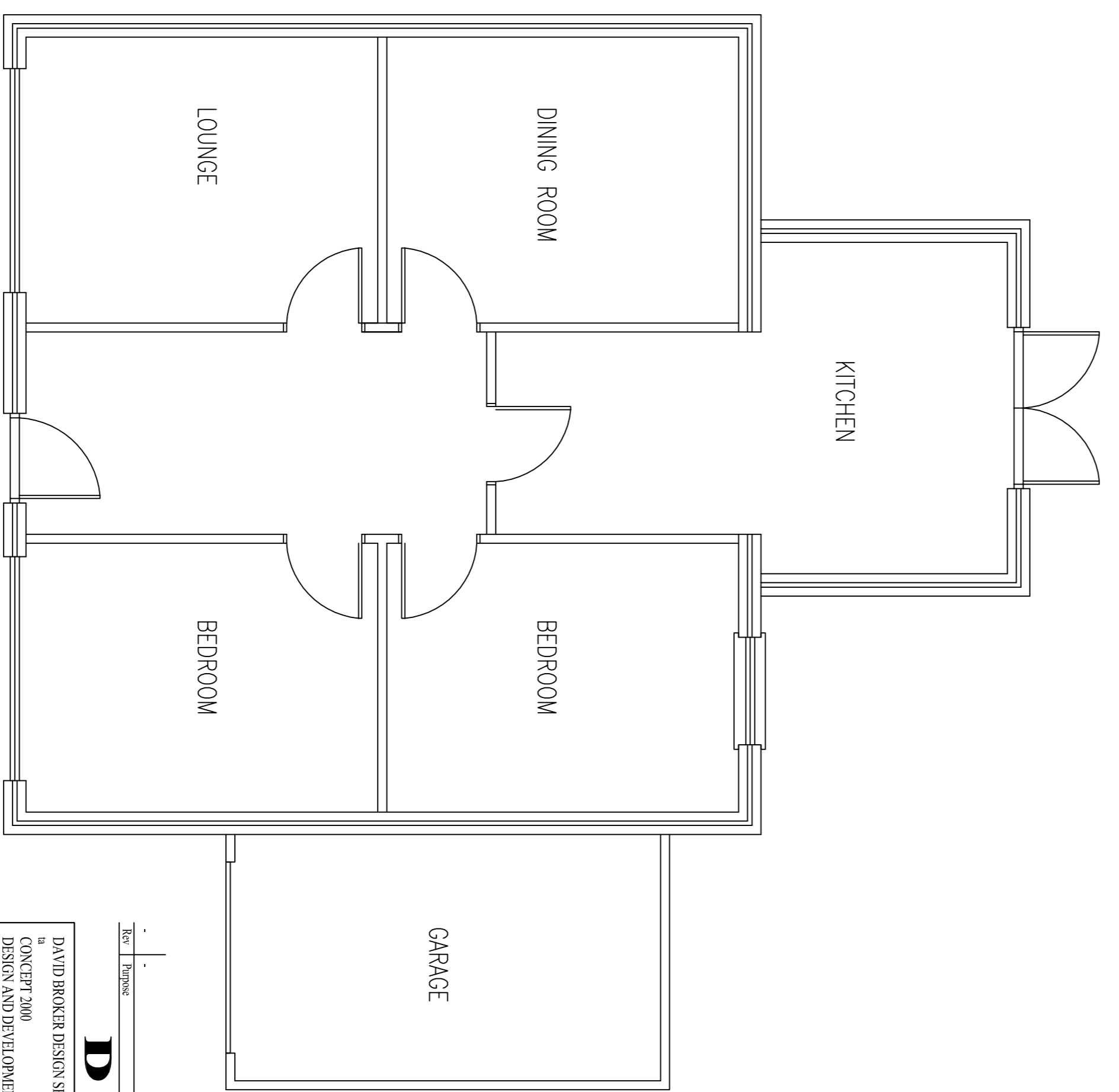
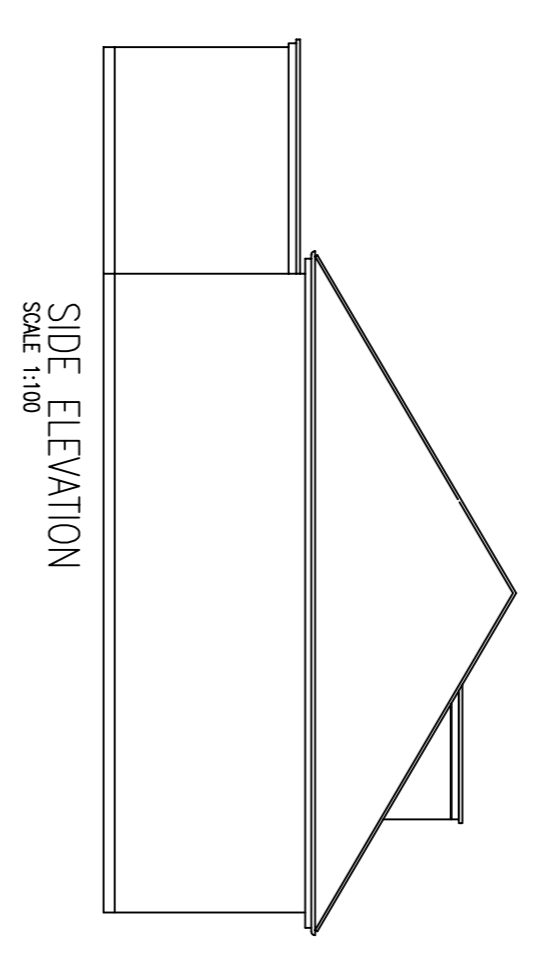
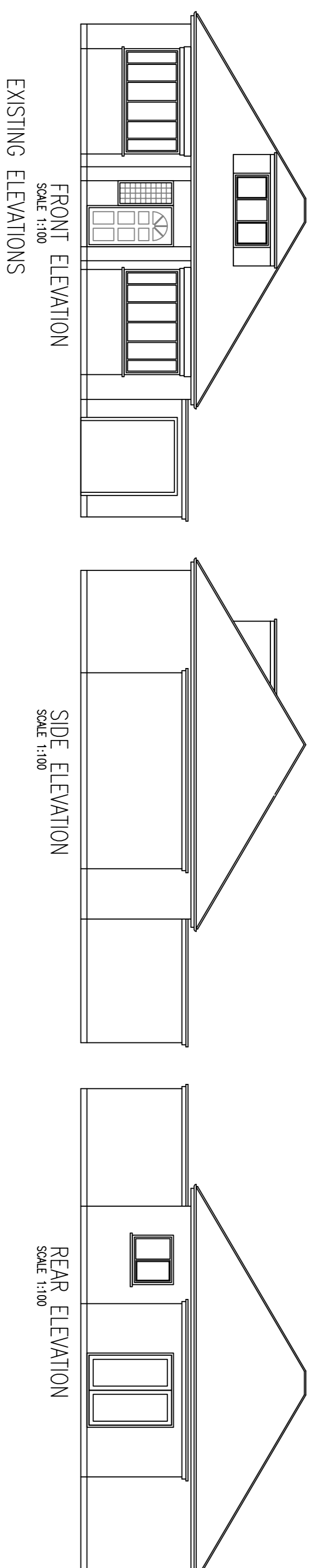
Drawing No: 122

Project: PROPOSED DEMOLITION OF EXISTING ATTACHED GARAGE  
CONSTRUCTION OF FLANK EXTENSION FOR ACCOMMODATION  
(REVISIONS TO DRAWING)

Site: 37 THE CHASE  
LEVERINGTON

Prepared	Drawn	Checked
1:50/AL	DB	
Date: Feb 13	Revision No.:	

DO NOT SCALE FROM THIS DRAWING. All dimensions to be verified on site. This drawing is for informational purposes only. It is not to be used for construction without the prior approval of the architect. The architect shall not be held responsible for any construction work undertaken prior to approval of the approved plans are issued. Any alterations to details or specifications may invalidate the approval and incur significant additional costs.



EXISTING FLOOR PLAN  
SCALE 1:50

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Client: M R T ANDERSON

Drawing No: 122

Project: PROPOSED DEMOLITION OF EXISTING ATTACHED GARAGE  
CONSTRUCTION OF FLANK EXTENSION FOR ACCOMMODATION  
OF TWO BEDROOMS, BATHROOM AND GARDEN WORKSHOP WITH STORAGE OVER  
AND GARDEN WORKSHOP WITH STORAGE OVER

Site: 7 THE CHASE  
LEFKENSTON

Prepared	By	Checked
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Scale	Date	Revision No.
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