

Application Number: F/YR13/0594/F

Minor

Parish/Ward: Gorefield Parish Council/Roman Bank

Date Received: 8 August 2013

Expiry Date: 3 October 2013

Applicant: Mr T Hancock

Agent: Mr David Broker, David Broker Design Services

Proposal: Erection of single-storey side extension to existing dwelling

Location: At Last, 7 High Road, Gorefield, 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 single-storey side extension to the existing dwelling at 'At Last', 7 High Road, Gorefield.

The key issues to consider are;

- Principle and Policy Implications;
- Design and Appearance;
- Impact on Amenity.

It is considered that the proposed development for the erection of a single-storey side extension 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.

Therefore, the proposed development would comply with Policy CS16 of the emerging Fenland Local Plan – Core Strategy (2013), and Policies E8 and E9 of the Fenland District Wide Local Plan (1993), and the National Planning Policy Framework. It is therefore recommended that the application be approved.

2. HISTORY

Of relevance to this proposal is:

2.1 No relevant or recent history

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:**

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 comments received at time of report -
Full update at meeting

4.2 ***Middle Level Commissioners***

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

5. **SITE DESCRIPTION**

5.1 The site is located along High Road, Gorefield which consists of linear development characterised by bungalows. The site currently comprises a detached brick bungalow with a double garage to the east of the dwelling and a private garden to the rear.

6. **PLANNING ASSESSMENT**

6.1 The key issues to consider are;

- Policy Considerations;
- Layout and Impact on Amenity;
- Highways and Access.

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 **Layout and Impact on Amenity –**

The proposed single storey extension (lounge) will extend approximately 3.9 metres from the side elevation of the existing dwellinghouse and have a depth of approximately 7.2 metres. The proposed extension will not result in any issue of overlooking or overshadowing and it is noted that no neighbour comments have been received.

In terms of design and appearance the proposed extension is compatible with the existing dwelling with materials to match the existing dwelling.

With regard to the access, parking and turning arrangements, the proposal involves the modification of the existing garages; however it is considered that adequate space has been retained for parking on-site. Adequate private amenity space will also be retained.

It is considered that the proposed extension will not result in an adverse impact upon the amenity and living conditions of neighbouring properties and is considered to be in line with policies E8 and E9 of the existing Fenland District Wide Local Plan 1993 and Policy CS16 of the Emerging Local Plan – Core Strategy.

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 Policies E8 and E9 of the Fenland District Wide Plan (1993), and Policy CS16 of the emerging Fenland Local Plan-Core Strategy (2013).

8. RECOMMENDATION

Grant

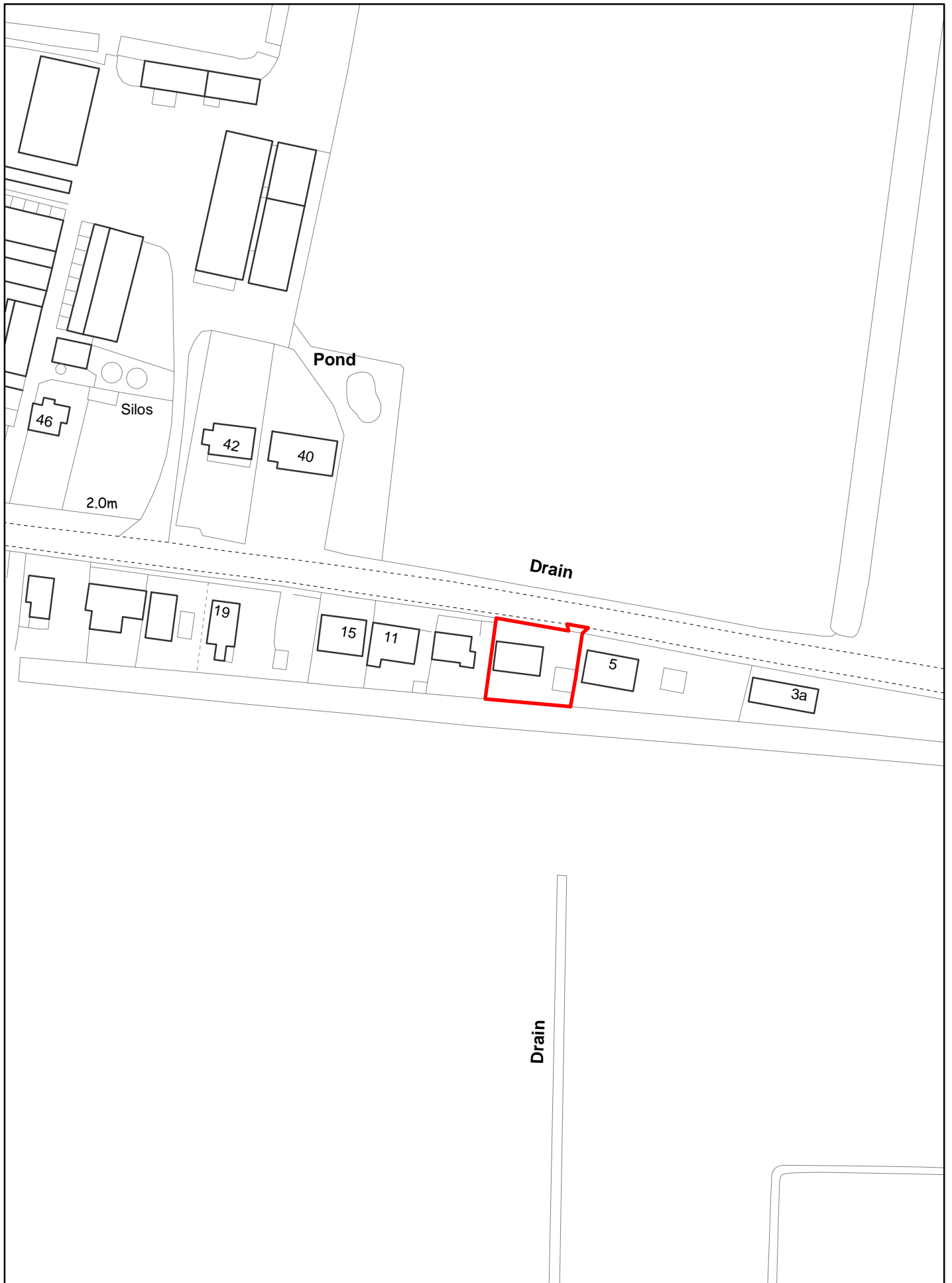
- 8.1 **The development permitted shall be begun before the expiration of 3 years from the date of this permission.**

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 **Approved Plans**

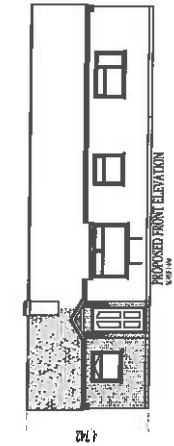


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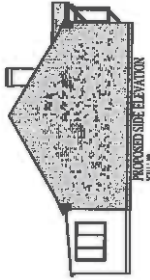
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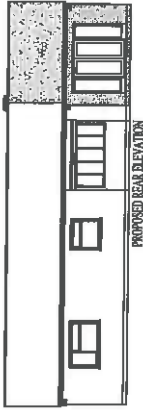


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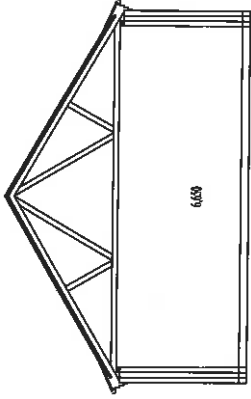
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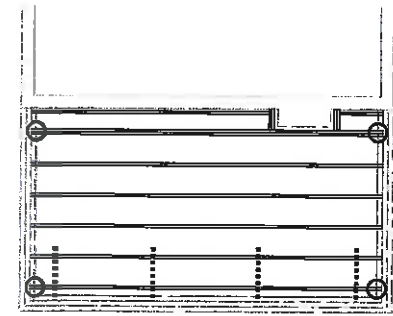
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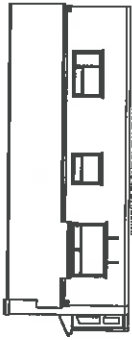
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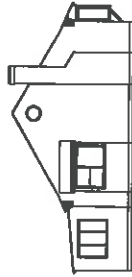
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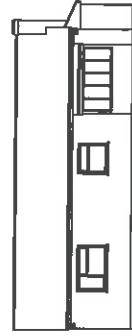
ROOF TRUSS PLAN
SCALE 1/8"



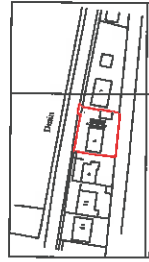
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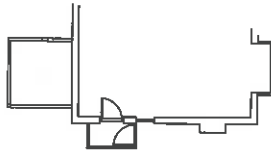
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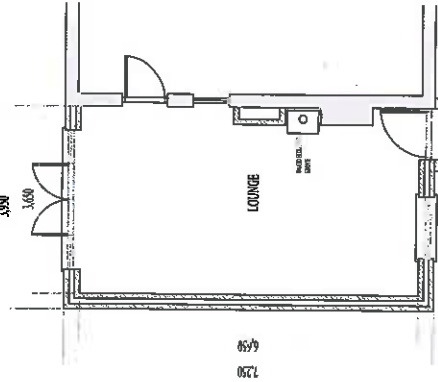
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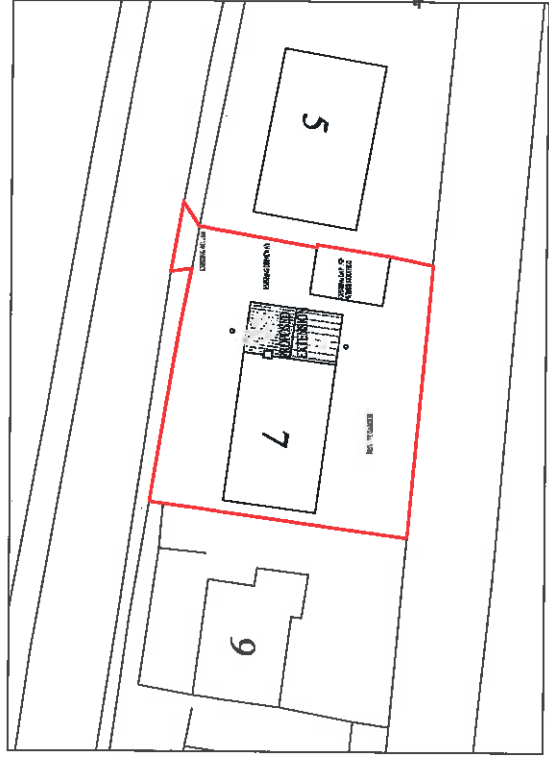
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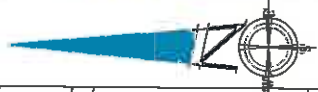
EXISTING FLOOR PLAN
SCALE 1/80"



PROPOSED FLOOR PLAN
SCALE 1/8"



BLOCK PLAN
SCALE 1/320"



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Project Name:	1000 West 10th Street, Suite 100
Client:	LABC
Architect:	David Brown Design Services
Scale:	1/8"
Date:	10/1/2010
Sheet No.:	1000 West 10th Street, Suite 100
Project No.:	1000 West 10th Street, Suite 100
Revision:	1000 West 10th Street, Suite 100
Author:	1000 West 10th Street, Suite 100
Checker:	1000 West 10th Street, Suite 100
Printer:	1000 West 10th Street, Suite 100