

Application Number: F/YR13/0598/F
Minor
Parish/Ward: Parson Drove/Wisbech St Mary
Date Received: 07 August 2013
Expiry Date: 02 October 2013
Applicant: Mrs O Broker
Agent: Mr D Broker, David Broker Design Services

Proposal: Erection of a 2-storey rear extension, conversion of roof space to living accommodation, bay window to front and detached BBQ house to rear.
Location: Olden Lodge, Station Road, Wisbech St Mary

Site Area/Density: 0.06ha

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

The proposal seeks full planning permission for the erection of a 2-storey rear extension, loft conversion, bay window to front elevation and detached BBQ house to an existing bungalow. The principle of the works to the dwelling has already been established by virtue of a 2012 consent. 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

F/YR12/0750/RM Erection of a 2-storey rear extension and conversion of roof space to living accommodation involving demolition of conservatory to existing dwelling – Granted 12.11.2012

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 **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:** Not received at time of report

4.2 **North Level Drainage Board:** Not received at time of report

4.3 **Neighbours:** None received

5. **SITE DESCRIPTION**

5.1 The site is located on the eastern side of Station Road which is a B classified highway. The site is within a residential area, amongst a cluster of bungalows. The existing dwelling, which is also a bungalow, is located within the centre of the site and the rear garden is enclosed by 1.8m high close boarded fencing. The land to the rear of the site forms the extended garden area serving the dwelling to the south.

6. **PLANNING ASSESSMENT**

6.1 The key considerations for this application are:

- Policy implications
- History
- 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) History

An application for a similar scheme was granted planning permission in November 2012. The current application is an amendment to the previous scheme, the changes including the addition of a bay window and BBQ house, and alterations to some of the fenestration. Apart from the proposed bay window, the works to the dwelling will appear generally the same as the previous approval.

(c) Design, layout and residential amenity

The extensions are considered to be acceptable in terms of scale and design and will use materials which match the existing building. The bay window will result in a materially different look to the front elevation however this will not be to the detriment of the character of the existing building or the area in general. Due to the location of the works and the position of the fenestration, no concerns are raised with regard to overlooking or overshadowing neighbouring residents.

The BBQ house has the appearance of what is best described as a detached conservatory with chimney finished in materials which match the existing bungalow. It will be single-storey in height and will be positioned to the rear of the garden. The scale, position of the BBQ house, and 1.8m high close boarded fencing which encloses the rear garden are such that it is unlikely that neighbouring residents would suffer as a result of the structure. The building is clearly domestic in scale and as such noise and disturbance generated from the outbuilding is not considered to be an issue.

The existing parking and turning situation will not be affected by the proposal 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

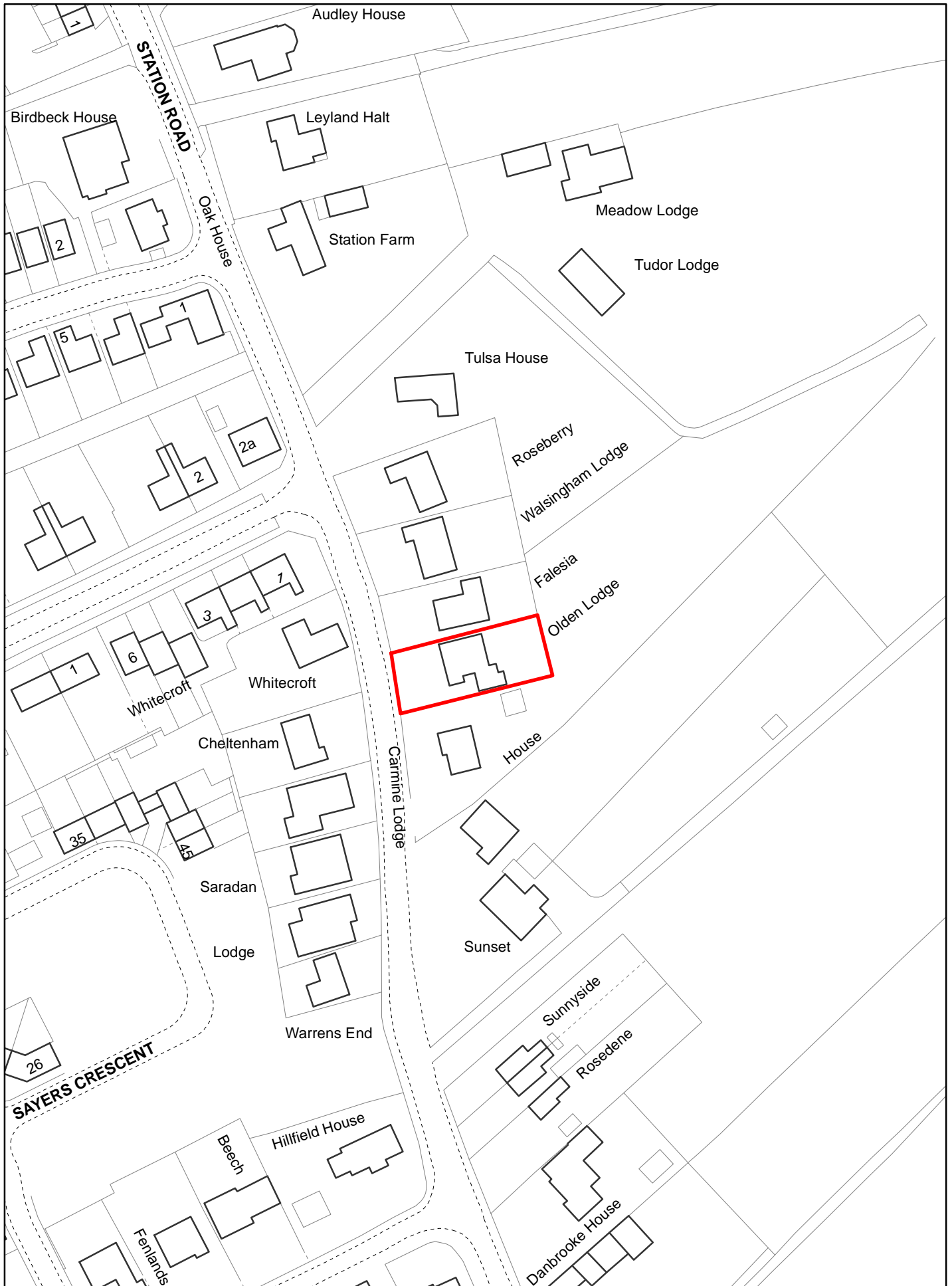
1. **The development permitted shall be begun before the expiration of 3 years from the date of this permission.**

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**

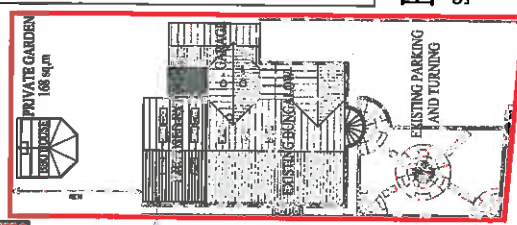
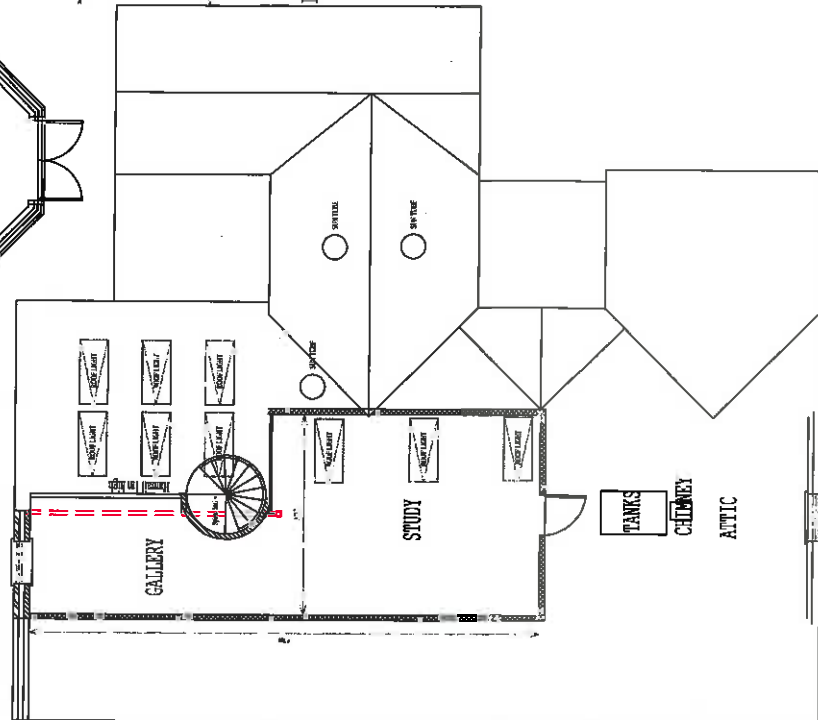
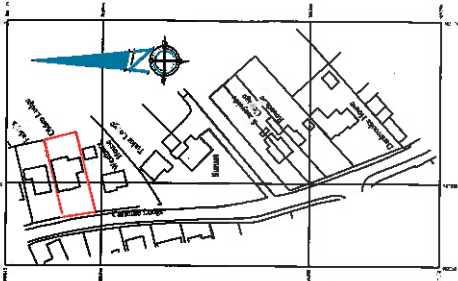
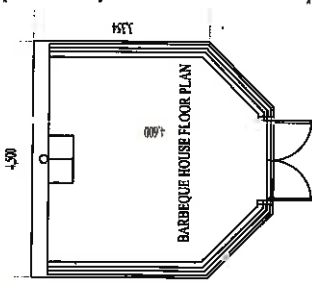
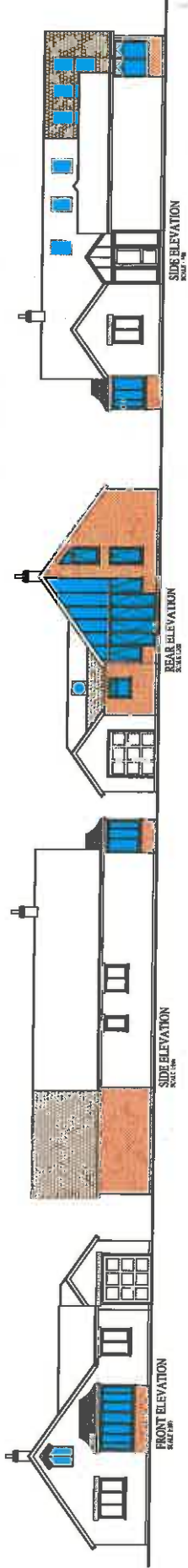


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Scale = 1:1,250





BLOCK PLAN 1:200
SITE AREA 0.059 Ha

LABC
Building Design Architects

DBDS
ARCHITECTURAL SERVICES
ARCHITECTURAL SURVEYING
CONSTRUCTION MANAGEMENT
CONSTRUCTION CONTROL
CONSTRUCTION PROJECT MANAGEMENT
CONSTRUCTION PROGRAMME DEVELOPMENT
CONSTRUCTION RISK MANAGEMENT
CONSTRUCTION SAFETY MANAGEMENT
CONSTRUCTION SUSTAINABILITY
CONSTRUCTION VALUE MANAGEMENT