

Application Number: F/YR13/0672/F
Minor
Parish/Ward: Wisbech Town Council/Peckover
Date Received: 6 September 2013
Expiry Date: 1 November 2013
Applicant: Mr D Harvey
Agent: Mr David Broker, David Broker Design Services

Proposal: Erection of single-storey rear extension to existing dwelling involving the demolition of an existing single storey extension.

Location: 89 Harecroft Road, 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 rear extension to the existing dwelling at 89 Harecroft Road, Wisbech. The development will also involve the demolition of an existing rear extension.

The key issues to consider are;

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

It is considered that the proposed development for the erection of a single-storey rear 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 policy 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 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: High Quality Environments

3.3 **Fenland District Wide Local Plan:**

E9: Alteration and Extension to existing buildings

4. **CONSULTATIONS**

4.1 ***Town Council***

Recommend approval

4.2 ***North Level Internal Drainage Board***

No comments received within the consultation period.

4.3 ***Local Residents***

No comments received within the consultation period.

5. **SITE DESCRIPTION**

5.1 The site is located along Harecroft Road, Wisbech which consists of linear development characterised in the immediate vicinity by single-storey dwellings. The site currently comprises a detached brick bungalow with generous rear amenity area.

6. **PLANNING ASSESSMENT**

6.1 The key issues to consider are;

- Policy Considerations;
- Design and Appearance
- Impact on Amenity;

6.2 **Policy Considerations –**

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 and amenity are taken into consideration. Policy CS16 of the emerging Local Plan- Core Strategy 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 single storey extension will extend 7.0 metres from the rear elevation of the existing dwellinghouse and will have a width of 5.4 metres. It will incorporate a pitch, tiled roof projecting from the host dwelling, with a ridge point of approximately 5m from ground level. The extension will be constructed of materials to match that of the host dwelling and is considered sympathetic to the character of the area and compatible with the existing dwelling and neighbouring properties.

6.4 Impact on Amenity -

The lower ridge height (than that of the host dwelling) combined with the hipped element incorporated into the roof will reduce overshadowing of the neighbouring property and no overlooking will arise from the development. The boundary treatment surrounding the application site ranges from 1.8m to 2.4m high close boarding fencing thus providing adequate screening from neighbouring properties. It is noted that no neighbour comments have been received.

The proposed extension will not result in an adverse impact upon the amenity and living conditions of neighbouring properties and is therefore considered to be in line with policies E9 of the existing Fenland District Wide Local Plan 1993 and 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 satisfies the requirements of Policies E9 of the Fenland District Wide Plan (1993), and CS16 of the emerging Fenland Local Plan-Core Strategy (2013).

8. RECOMMENDATION

Grant

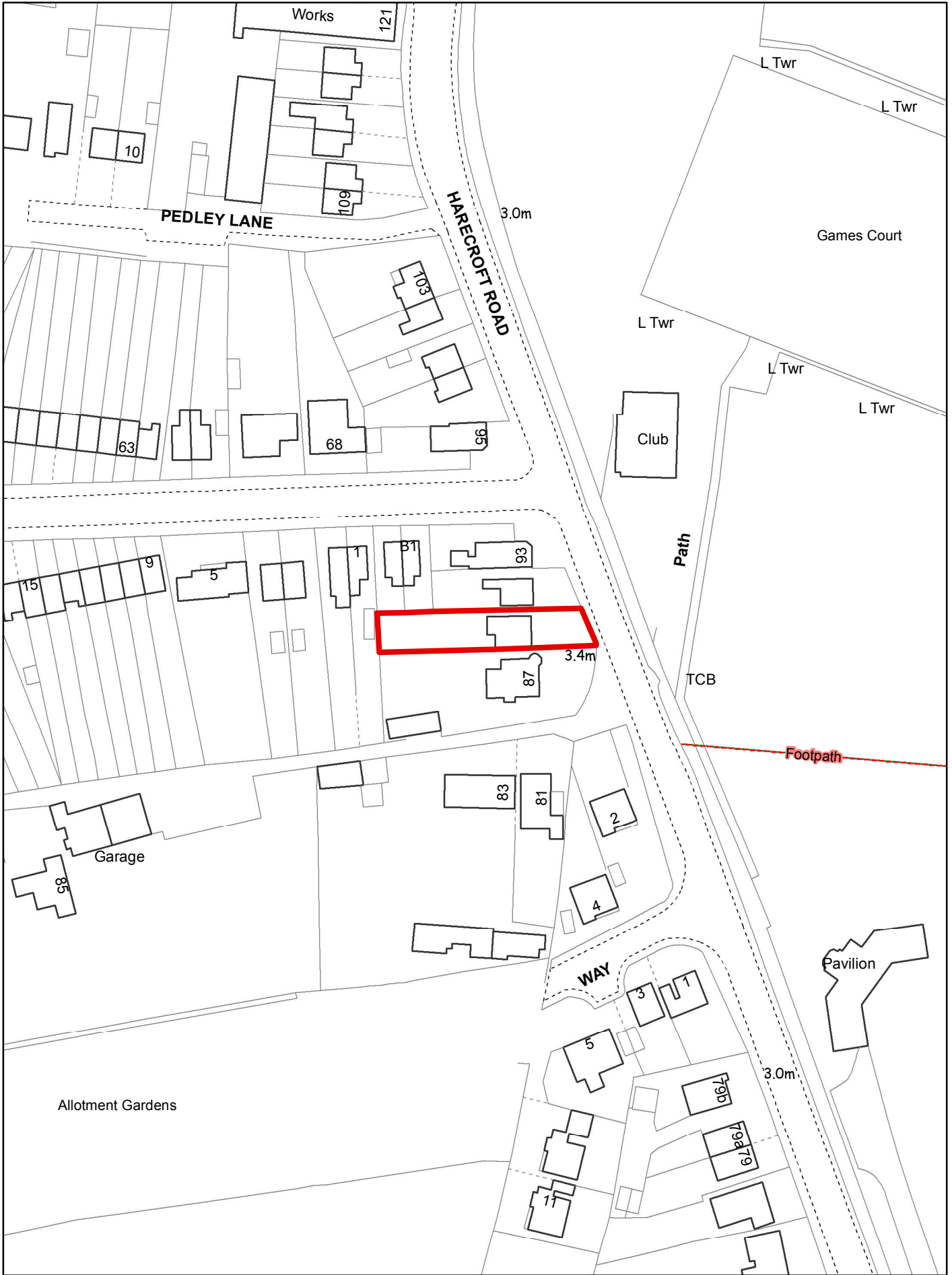
- 8.1 **The development permitted shall be begun before the expiration of 3 years from the date of this permission.**

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**



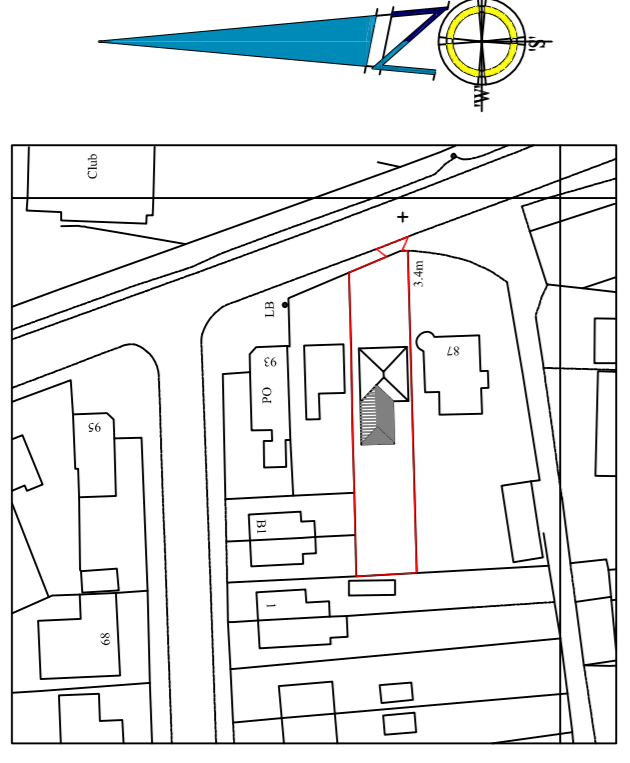
Created on: 11/09/2013

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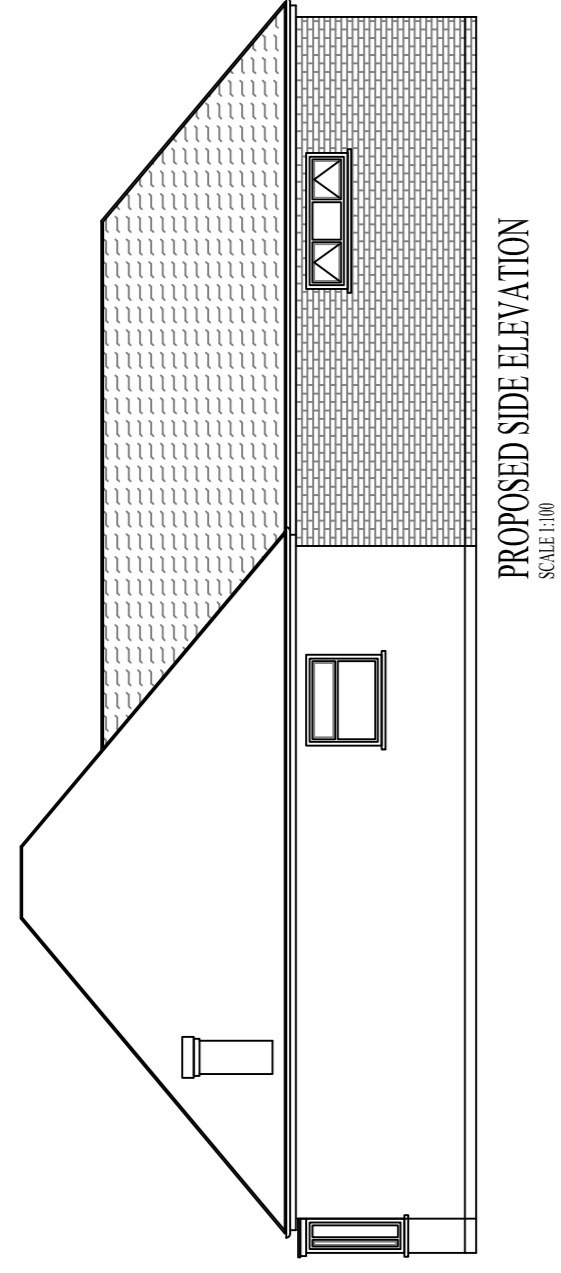
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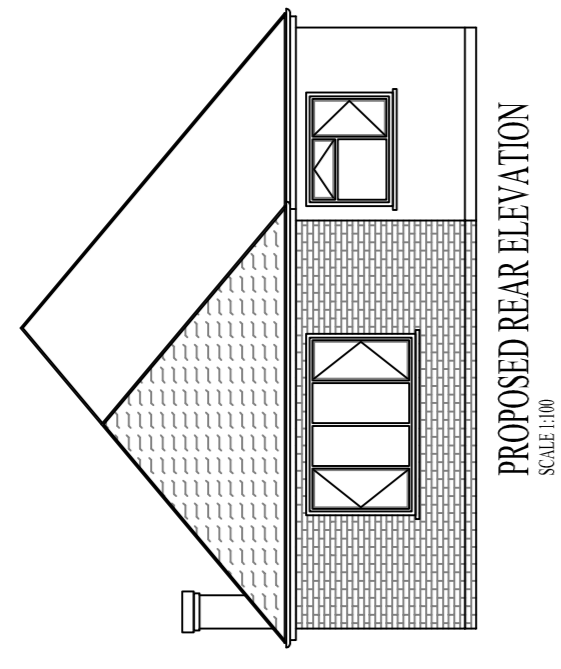


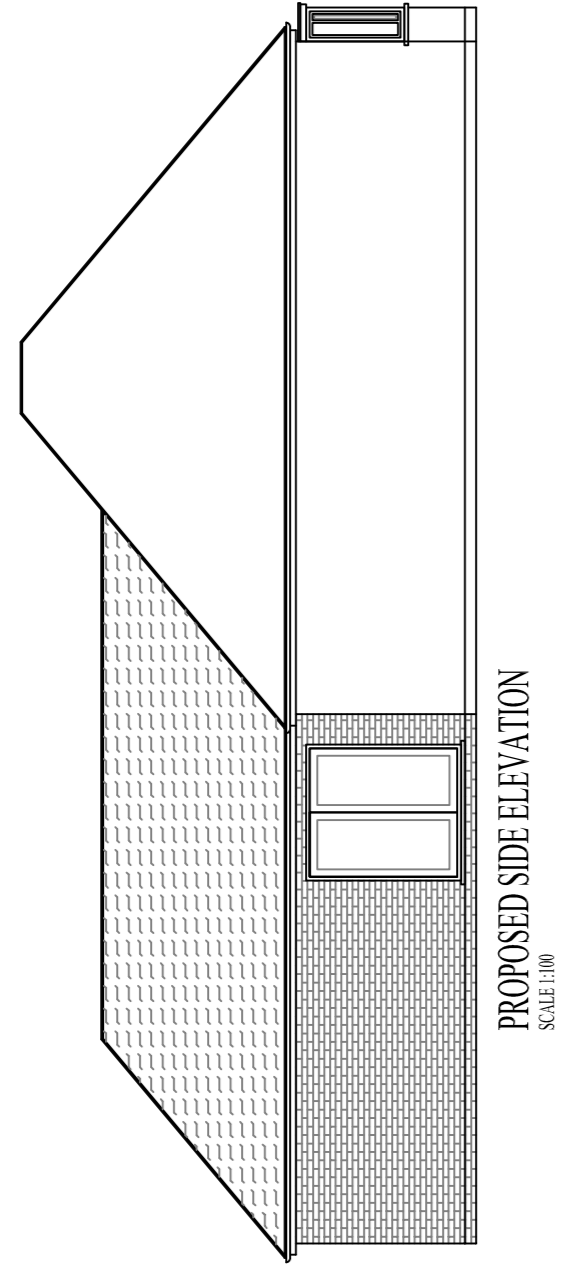
LOCATION PLAN
SCALE 1:1250



PROPOSED SIDE ELEVATION
SCALE 1:100

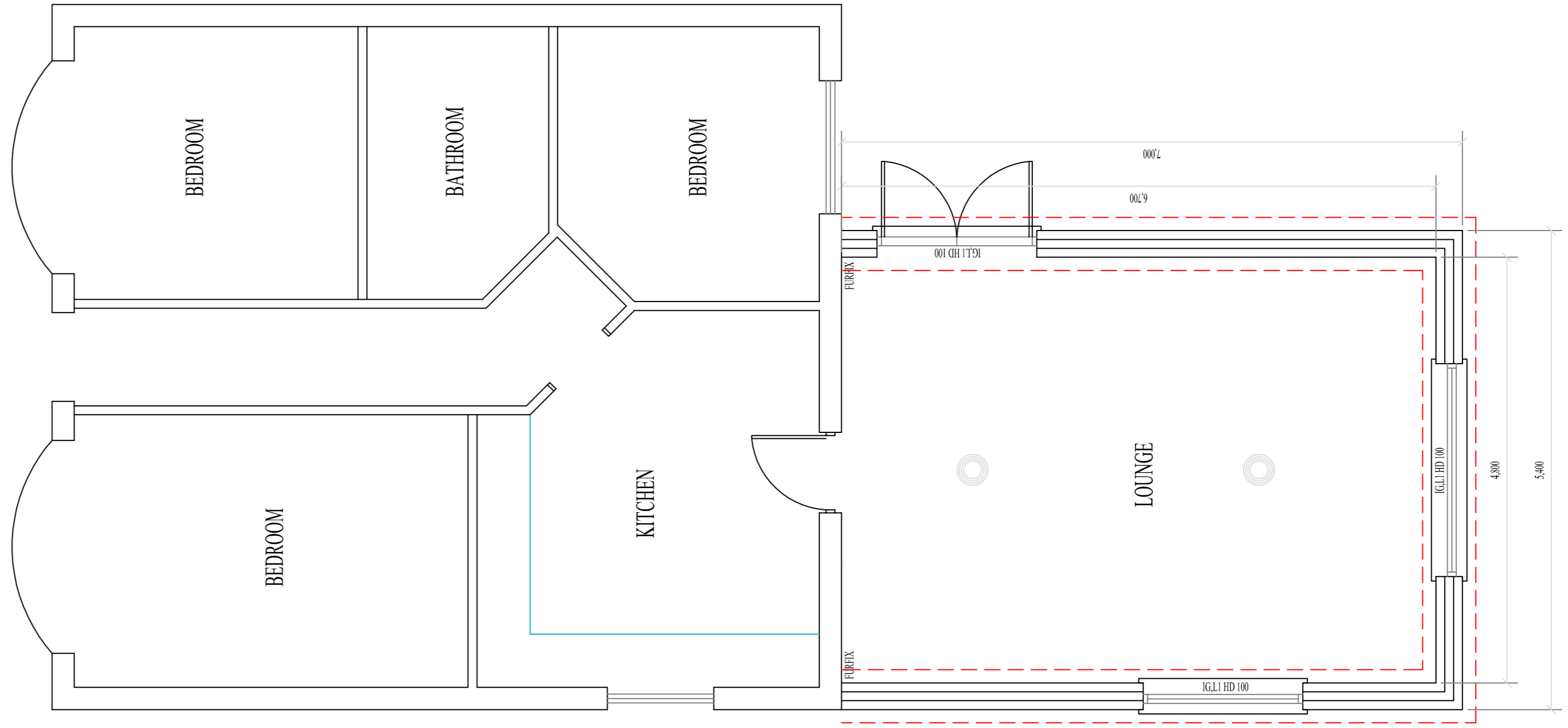


PROPOSED REAR ELEVATION
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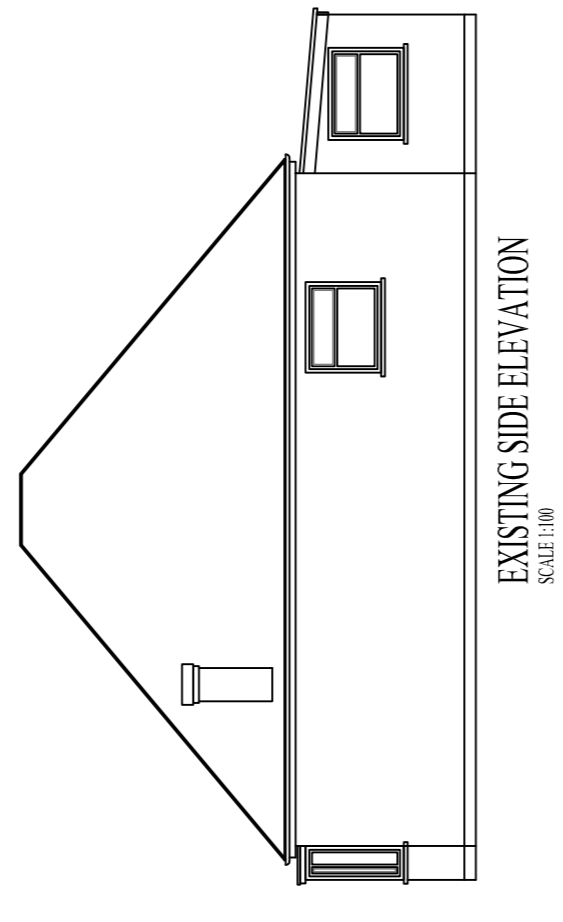


PROPOSED SIDE ELEVATION
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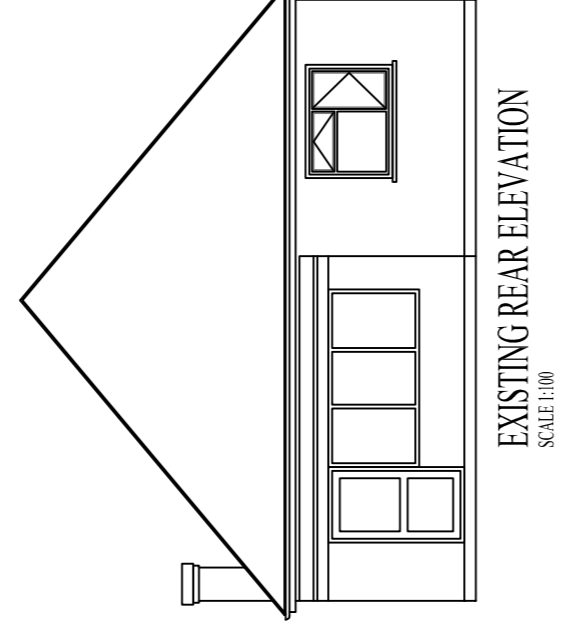
ALL FACING MATERIALS TO MATCH EXISTING



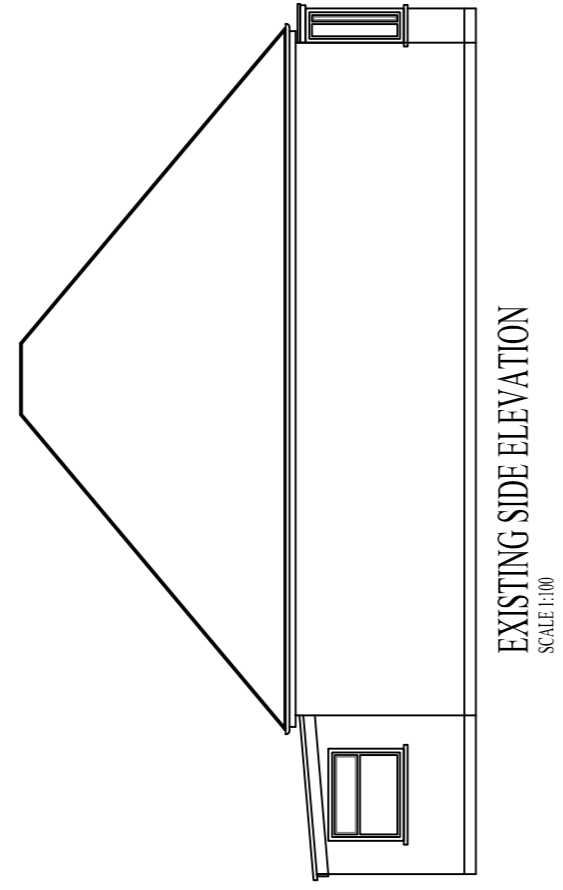
PROPOSED FLOOR PLAN
SCALE 1:30



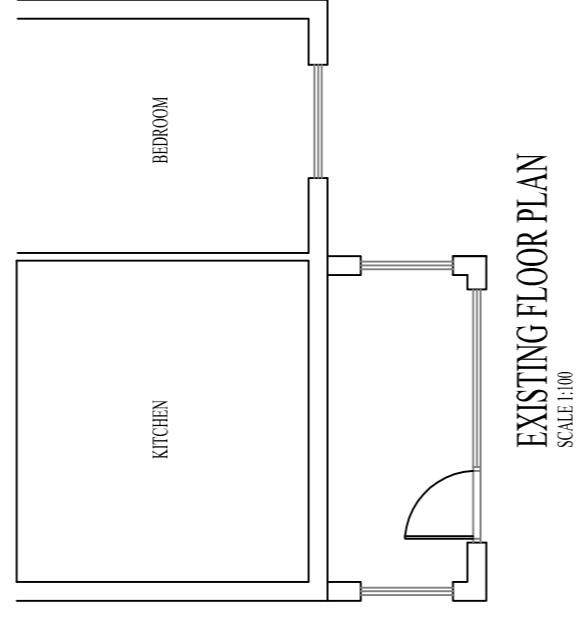
EXISTING SIDE ELEVATION
SCALE 1:100



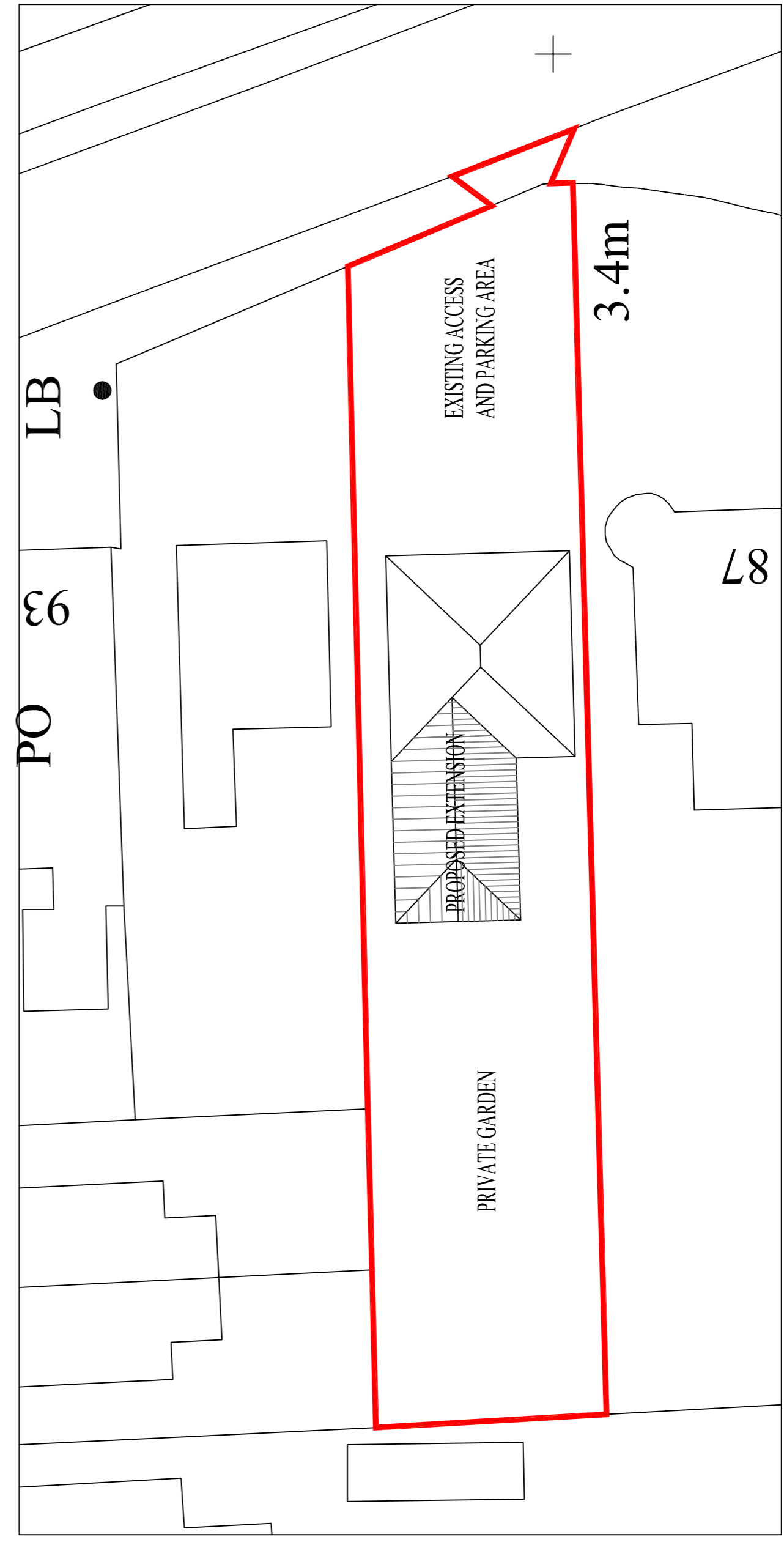
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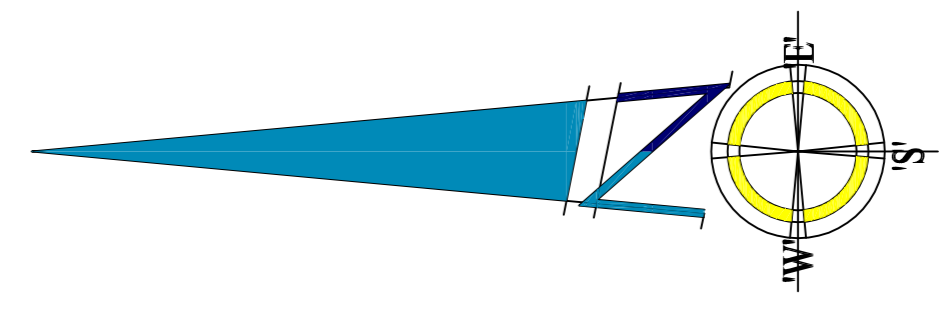
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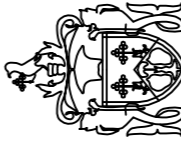


EXISTING FLOOR PLAN
SCALE 1:100




BLOCK PLAN
SCALE 1:200






 Highly Commended
 Economic Council of Kings Lynn
 Residential New Build
 & West Norfolk the Mayors Award for Design in the Environment 2011



LABC

 Building Design Awards

Winner, New Small Scale 2011
 Housing Development
 Highly commended
 Commercial category building
 Design and Construction award 2010
 Peterborough City Council



DBDS

 Building Design Awards

Winner, Heritage award 2010
 for Conservation or Restoration
 Highly commended
 for Conservation or Restoration
 Building Excellence in Norfolk
 Heritage award New Build 2010

Rev.	Purpose	By	Date

DAVID BROKER DESIGN SERVICES ARCHITECTURAL TECHNICIANS
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 DESIGN AND DEVELOPMENT WISBECH STAMARY
 LTD WISBECH WISBECH
 ESTABLISHED 1975 Telephone 01954 18821
 Fax 01954 18800 Email: david@dbdsdesign.com
 Web: www.dbdsdesign.com

Issue: No. 1 For client comment and approval
 Issued prior to Council approval and subject to amendment

Client: MR D HARVEY

Drawing No: 1713

Project: SINGLE STOREY REAR EXTENSION

Site: 89 HARBECROFT ROAD WISBECH

Forcode:	Drawn:	Checked:
PE13 RL	A. Sutton	-

Print Size:	Date:	Revision No.:
1:50 @ A1	AUG 2013	-

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