

**Application Number: F/YR13/0741/F**

**Other**

**Parish/Ward: Gorefield**

**Date Received: 2<sup>nd</sup> October 2013**

**Expiry Date: 27<sup>th</sup> November 2013**

**Applicant: Mr S Peggs**

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

**Proposal: Erection of 2-storey side, 2-storey front and first-floor rear extension to existing dwelling involving the demolition of the existing double garage.**

**Location: The Priory, 154 High Road, Gorefield.**

**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 extension and alteration of an existing detached dwelling at The Priory, 154 High Road in Gorefield. The property is large in scale and situated within an ample plot and this application seeks consent for a two-storey front and side extension and a first floor rear extension, with the demolition of the existing double garage.

The key issues to consider are:

- Design and the character of the area.

The key issues have been considered along with current Local and National Planning Policies and the proposal is considered to be acceptable in terms of principle and design. It is considered that there will be no adverse impacts on highway safety or the character of the surrounding area. Therefore the application is recommended for approval.

## **2. HISTORY**

Of relevance to this proposal is:

- |     |             |                        |                                      |
|-----|-------------|------------------------|--------------------------------------|
| 2.1 | F/0203/78/F | Extensions to dwelling | Granted 27 <sup>th</sup> April 1978. |
|-----|-------------|------------------------|--------------------------------------|

## **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.

### **3.2 Fenland Local Plan Core Strategy – Proposed Submission February 2013:**

CS16: Delivering and Protecting High Quality Environments across the District.

**3.3 Fenland District Wide Local Plan:**

E9 – Alteration and extension of existing buildings.

**4. CONSULTATIONS**

- |     |                                |   |
|-----|--------------------------------|---|
| 4.1 | <b><i>Town Council</i></b>     | No response received at the time of writing this report.  |
| 4.2 | <b><i>North Level IDB</i></b>  | No comments or objections in respect of this application. |
| 4.3 | <b><i>Local Residents:</i></b> | None received.  |

**5. SITE DESCRIPTION**

- 5.1 The site is within the main settlement core of Gorefield and is accessed off High Road. The site is large, and commensurate to the sale of the existing 2-storey dwelling. This dwelling having been extended in the 1970s resulting in a number of flat roofed extensions to the rear and side of the original property. There is a large driveway and ample rear garden to the property. The front boundary comprises of a wall with trees beyond, screening the property from the road.

**6. PLANNING ASSESSMENT**

- 6.1 The key considerations for this application are:
- Design and the Character of the Area.

(a) Design and the Character of the Area

This application proposes a two-storey side extension, two-storey front extension and a large rear extension to the existing property. The proposed works will see an existing balcony element being enclosed and the demolition of the existing double garage, which is flat-roofed with a parapet front. The existing rear extension is a large, single-storey flat-roofed element and this application seeks to alter most of this to form a 2-storey rear extension. It is considered that the existing extensions are not of a quality design nor do they add character to the dwelling, accordingly the proposed extensions and alterations will serve to improve the overall appearance of the dwelling.

The site has ample scope to accommodate the proposed extensions and the overall footprint of the dwelling will not increase significantly as much of the extensions are at first floor level or replace existing parts of the dwelling. It is considered that the proposed extensions will improve the overall appearance and character of the dwelling. In addition, the dwelling is well screened from High Road by virtue of the existing boundary wall and trees and as such there will be no impact on the overall character of the wider area. There will also be no adverse impact on neighbouring residential amenity due to the distances from the site boundaries and the positioning of neighbouring dwellings. As such the proposal is considered to be acceptable.

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### **7. CONCLUSION**

- 7.1 The proposal has been assessed in line with Local and National Planning Policies in relation to the design, scale and impact on the surrounding area. The proposal is considered to be acceptable in terms of siting and design and will not give rise to any adverse visual, amenity or highway impacts. As such the proposal is recommended for approval with appropriate conditions.

### **8. RECOMMENDATION**

**Grant – Subject to the following conditions.**

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 the commencement of development.**

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

3. **Approved Plans**