

**Application Number: F/YR13/0693/F**  
**Minor**  
**Parish/Ward: Kingsmoor Whittlesey**  
**Date Received: 13 September 2013**  
**Expiry Date: 8 November 2013**  
**Applicant: Mr A Keshwara, Keshco Ltd**  
**Agent: Mr D Broker, David Broker Design Services**

**Proposal: Erection of single-storey rear and side extensions, 1.8metre high fencing to form delivery cage and bin storage area, installation of new shop front and automatic front entrance doors to existing building.**  
**Location: 58 – 60 Victory Avenue, Whittlesey**

**Site Area/Density: 791sqm**

**Reason before Committee: The application is before the committee due to the number of objections received.**

## 1. EXECUTIVE SUMMARY/RECOMMENDATION

The proposal seeks full planning permission for alterations to an existing shop including side and rear extensions and a new shop front. The site already benefits from planning permission for a similar scheme, the main differences being the appearance of the shop front and the addition of the side extension. It is considered that the proposed changes will have no negative impact on the building, its surroundings or on neighbouring residential amenities.

In view of the above, the proposed development complies 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 planning permission is granted.

## 2. HISTORY

F/YR12/0767/F – Erection of a single-storey rear extension, 1.8m high fencing to form delivery cage and bin storage area and installation of automatic front entrance doors to existing building – Granted (delegated) 03.12.2012

## 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:**  
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:** Approve this application but have concerns that deliveries are made to the front of the building and not the rear as previously advised. Residents have complained about this issue to the Ward Councillors.
- 4.2 **CCC Archaeology:** No objections or requirements for this site.
- 4.3 **CCC Highways:** Proposal accords with former permission therefore no further observations. There has been no specific history of parking related problems/neighbour complaints on Victory Avenue that we are immediately aware of.
- 4.4 **FDC Environment and Health Services:** No objections.
- 4.5 **FDC Housing and Development:** No comments received within Consultation period.
- 4.6 **Neighbours:** 1 petition received with signatures from 9 separate addresses. Covering letter includes the following concerns:
- cars and lorries are entering Ladysmith Avenue
  - the road is not wide enough for lorries
  - there is no dropped kerb
  - the rear car park is accessed across a public footpath

#### 5. **SITE DESCRIPTION**

- 5.1 The site is located on the eastern side of Victory Avenue, towards the corner with Ladysmith Avenue. The site is occupied by an existing shop unit with a residential flat above. The property has a single storey extension to the rear and access, parking and bin storage is available to the east of the site. There is 1.8m high close boarded fencing on the eastern boundary with the remainder of boundaries being open. The site is within a residential location.

## 6. PLANNING ASSESSMENT

6.1 The key considerations for this application are:

- Policy implications
- Site 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) Site history

An application for a single-storey rear extension and new shop front was approved under delegated powers in December 2012. The current application is an amendment to the previous approval – the main changes being the design of the shop front and the addition of a small side extension. The alterations would render the proposal materially different to what was previously approved, hence the requirement to submit a fresh application.

### (c) Design, layout and residential amenity

The rear extension will form a continuation of the existing single-storey flat roof projection. It is of the same scale, design and location as the previous application and as such no concerns are raised with regard to its impact on the surroundings. The side extension will serve as a cash room which will free up space in the storage area of the store. It is a very small addition and its impact on the existing building and on the surroundings will be negligible. The 1.8m high close boarded fencing is considered to be a suitable solution to enclose the delivery cages and bin storage area and will constitute an improvement of the currently exposed cage and bin area. The shop front will have a typical appearance, with a new door opening located towards the right hand side of the front elevation. Unlike the previous approval there will be large clear panels of glass with only three glazing bars. The impact of the new shop front on the character of the building and the surroundings will be negligible.

A petition from neighbouring residents has been received objecting to the proposal due to highway issues, particularly relating to delivery vehicles currently entering Ladysmith Avenue. The comments have been noted and it is acknowledged that this is not a desirable situation. The matter could be resolved by virtue of a condition to secure the blocking up of the site at the Ladysmith Avenue side. However as CCC Highways have received no complaints from the public relating to the use of Ladysmith Avenue and have raised no objection to the proposal, it is considered that a condition to enclose the northern boundary of the site is not necessary.

Due to the scale and location of the alterations to the building and in view of the existing use of the site, it is considered unlikely that neighbouring residents will suffer from reduced amenities as a result of the proposal.

## **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.**

**Reason**

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

3. **Approved Plans**