

Application Number: F/YR13/0822/F

Minor

Parish/Ward: Wisbech Town Council/Hill Ward

Date Received: 31 October 2013

Expiry Date: 26 December 2013

Applicant: Mr B Ketteringham

Agent: Mr David Broker, David Broker Design Services

Proposal: Erection of a first floor side/rear extension to existing dwelling

Location: 28 Willow Way, 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 first floor side/rear extension to existing dwelling at 28 Willow Way, Wisbech.

The key issues to consider are;

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

It is considered that the design and appearance of the proposal is acceptable and the proposal will not have a harmful impact upon the living conditions of the occupants of the neighbouring property. Therefore, it is recommended that the application is approved.

2. HISTORY

Of relevance to this proposal is:

- 2.1 *F/1790/88/F* - Erection of first floor extension – Granted (1989)

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 Local Plan - Core Strategy (Sept 2013):

CS16: High Quality Environments

3.3 Fenland District Wide Local Plan:

E9: Alteration and Extension to existing buildings

4. CONSULTATIONS

4.1 *Town Council*

No comments received at time of report - Full update at meeting

4.2 *Countryside Access Team*

Public footpath no 2 Wisbech runs along the west boundary of the development site. It does not appear that the public footpath will be affected by the proposed development, therefore we have no objections. We request that if planning permission is granted, informatives are included.

4.3 *Local Residents*

No comments received at time of report - Full update at meeting

5. SITE DESCRIPTION

5.1 The site is located within 'The Willow Way' development which is characterised by a mix of bungalows and 2-storey dwellings. The site currently comprises a detached 2-storey dwelling with a private garden to the rear.

6. PLANNING ASSESSMENT

6.1 The key issues to consider are;

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

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 **Design and Appearance –**

The original dwellinghouse featured a pitched roof, with the subsequent addition of a first floor rear extension projecting from the original dwellinghouse. This application involves the formation of a further pitched roof off the original dwellinghouse to provide an en-suite. In terms of design and appearance the proposed extension is considered to be compatible with the existing dwelling. Therefore, it is necessary to assess whether the proposal will harm or impact upon the amenity of the neighbouring properties.

6.4 **Impact upon Amenity –**

A key issue is whether the proposal will result in any harm or impact upon the living conditions of the occupants of the neighbouring properties in particular to the occupants of number 26 Willow Way.

It is noted that no comments or objections have been received from neighbouring properties at the time of report writing. Taking into consideration the site characteristics and the relationship with the neighbouring property it is considered that the proposal is likely to have minimal if any impact upon the living conditions of the occupants of the neighbouring property (number 26).

7. CONCLUSION

- 7.1 This application has been assessed in line with Local and National Planning Policies in relation to issues including the design, scale, appearance and layout of the proposal and the impact upon the living conditions of the occupants of neighbouring properties.

It is considered that the design and appearance of the proposal is acceptable and the proposal will not have a harmful impact upon the living conditions of the occupants of the neighbouring property. Therefore, it is recommended that the application is approved. Therefore, it is recommended that the application is approved.

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**

***Public Footpath – Informative as requested by CCC Rights of Way/Access Team.**