

Application Number: F/YR14/0091/F

Other

Parish/Ward: Newton/Roman Bank

Date Received: 30 January 2014

Expiry Date: 27 March 2014

Applicant: Mr D & Mrs C Wright

Agent: Mr D Broker, David Broker Design Services.

Proposal: Erection of an annexe ancillary to the main dwelling and attached triple garages to the existing dwelling involving demolition of existing garage.

Location: The Jays, Goodens Lane, Newton.

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 an annexe and an attached triple garage to an existing detached dwelling at The Jays, Goodens Lane in Newton. The property is single storey and situated within an ample plot and this application seeks consent for single storey attached annexe which will be ancillary to the main dwelling, with the demolition of the existing garage on site. The site is within the main settlement of Newton.

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/0495/88/F | Erection of a bungalow Plot 1. | Granted 6 th June 1988. |
| 2.2 | F/0378/88/F | Erection of a bungalow Plot 2. | Granted 19 th May 1988. |

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 September 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 | <i>Parish Council</i> | No response received at the time of writing this report. |
| 4.2 | <i>North Level IDB</i> | No response received at the time of writing this report. |
| 4.3 | <i>Local Residents:</i> | None received. |

5. SITE DESCRIPTION

- 5.1 The site is within the main settlement core of Newton and is accessed off Goodens Lane. The site is large, and commensurate to the scale of the existing single-storey dwelling. The site also currently comprises an existing double garage. There is a large driveway and ample rear garden to the property. The positioning of the dwelling along the driveway serves to screen the property from the road. To the north of The Jays is a second large bungalow with associated garden and parking. Both dwellings are on large plots and form an attractive small development.

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 an annexe attached to the existing bungalow. The annexe will sit to the north of the dwelling and will involve the demolition of the existing double garage in this area of the site. The annexe will be accessed via the existing master bedroom of the main property, with patio doors from the proposed annexe lounge allowing access into the rear garden area. The annexe cannot be accessed independently from the main dwelling. The purpose of the annexe is to provide accommodation for a relative and both of the dwellings, The Jays and Wheatlawns, are in the applicant's ownership.

The design of the annexe will reflect that of the existing dwelling and will complement the setting of the existing dwelling. To the north of the annexe there will be a triple garage providing parking for the property. In addition the site has the benefit of ample further parking spaces. As such it is considered that the parking situation is acceptable in this instance.

The site has ample scope to accommodate the proposed extensions and the overall footprint of the dwelling will not increase significantly as there is an existing attached double garage which will be demolished and replaced by the annexe. It is considered that the proposed extensions will have no adverse impact on the overall appearance and character of the dwelling. In addition, the dwelling is well screened from Goodens Lane by virtue of its positioning and the existing boundary treatments. 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.

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**



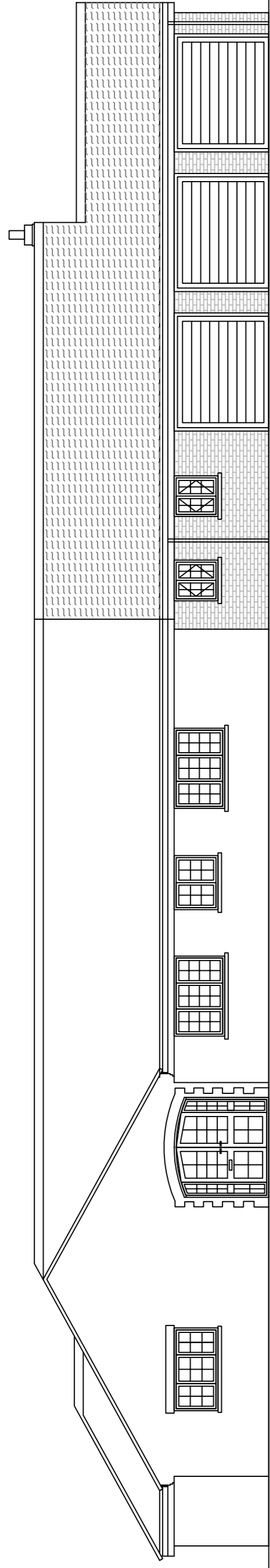
Created on: 12/02/2014

© Crown Copyright and database rights 2014 Ordnance Survey 10023778

F/YR14/0091/F

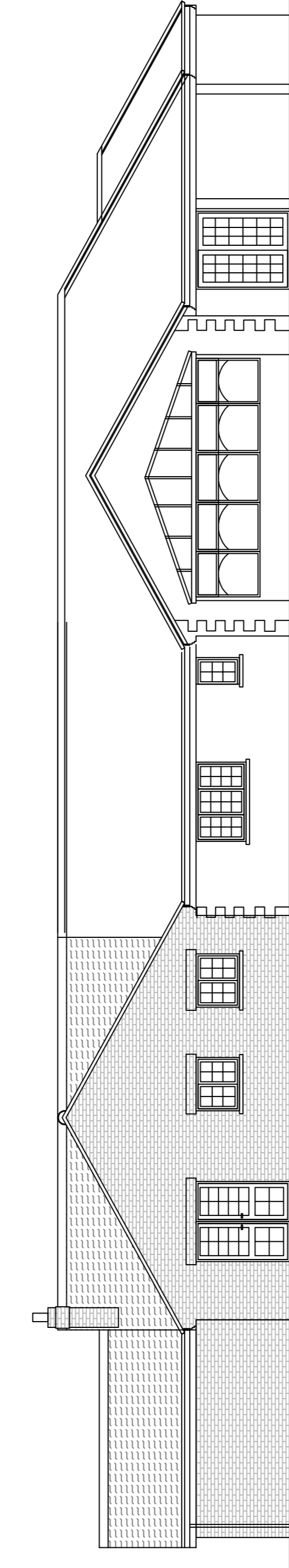
Scale = 1:1,250



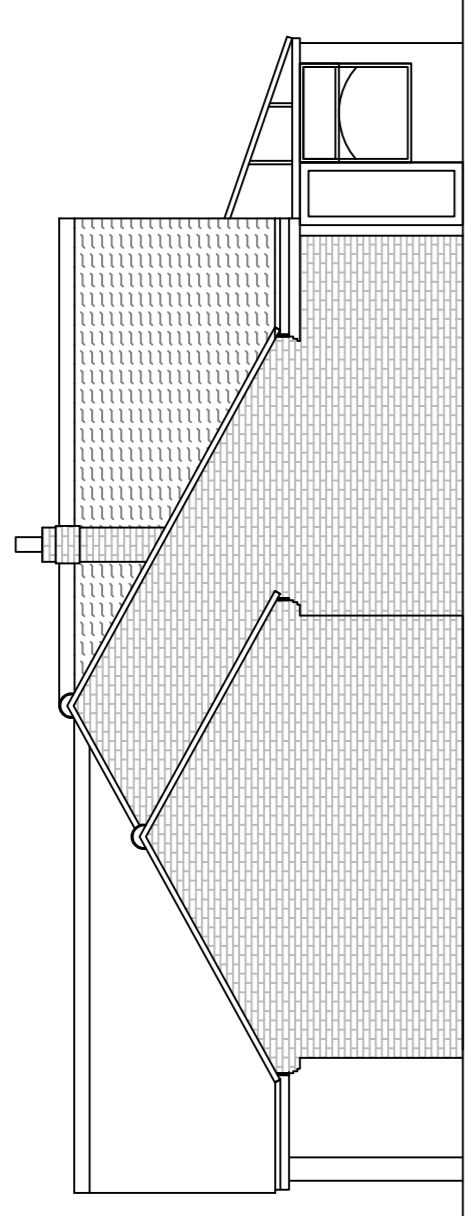


FRONT ELEVATION Scale 1:100

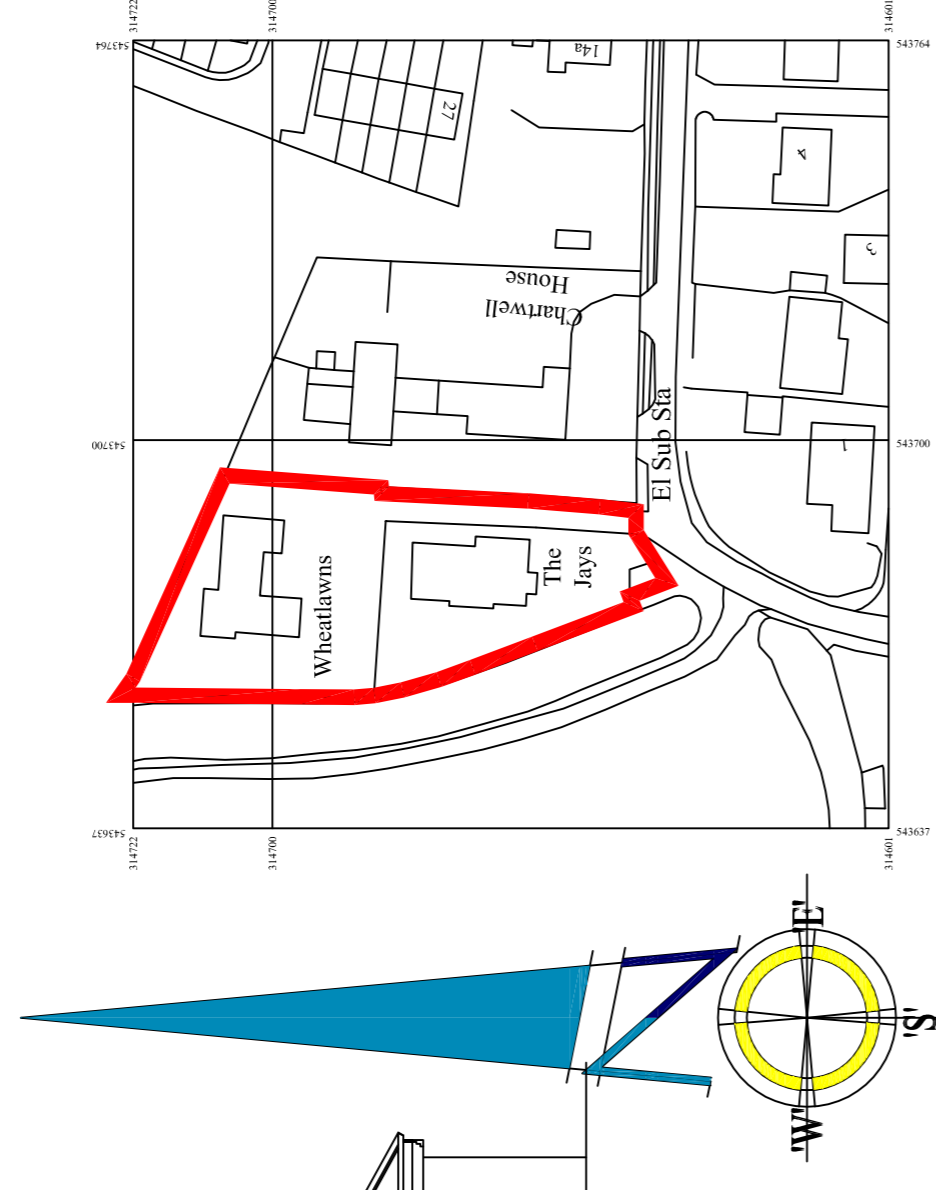
ALL NEW FACING MATERIALS TO MATCH EXISTING



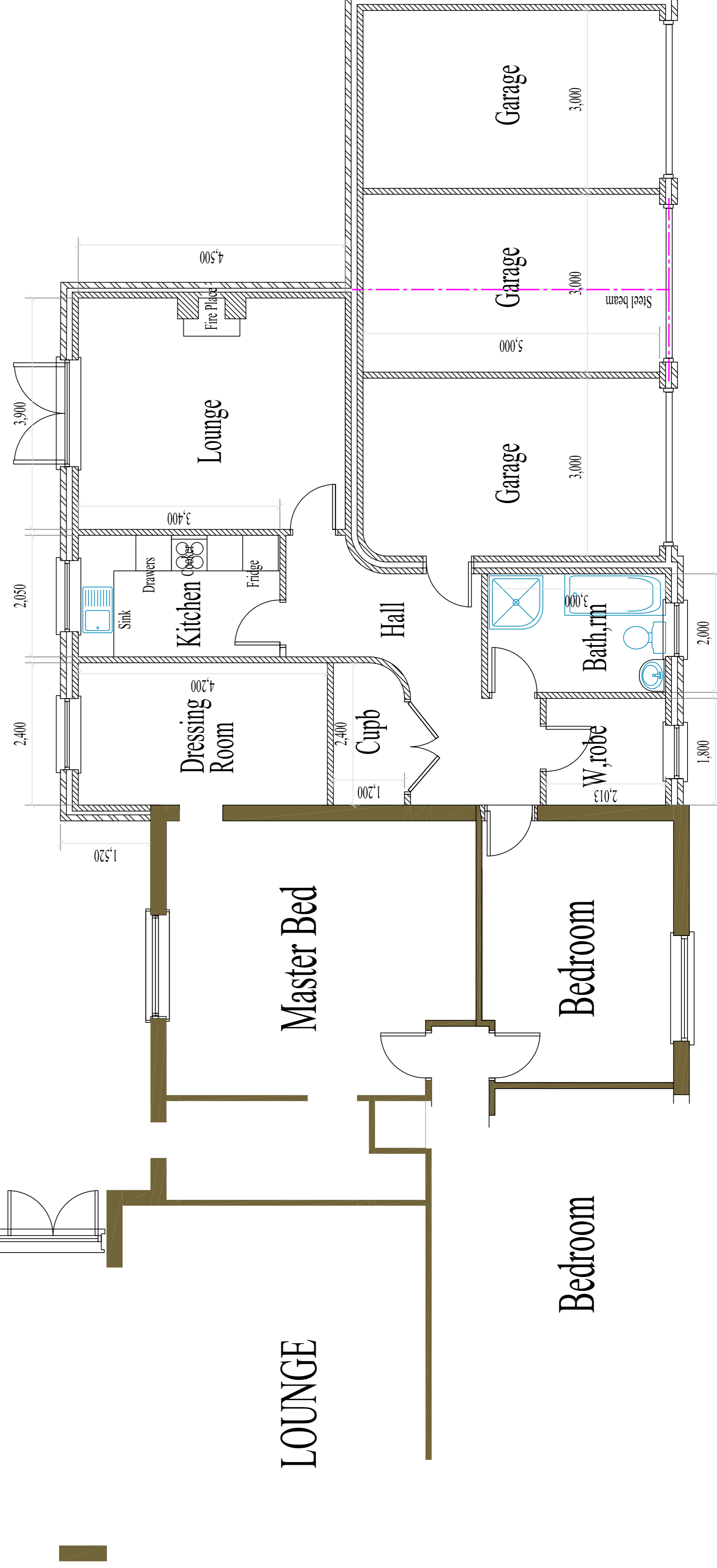
REAR ELEVATION Scale 1:100



SIDE ELEVATION Scale 1:100

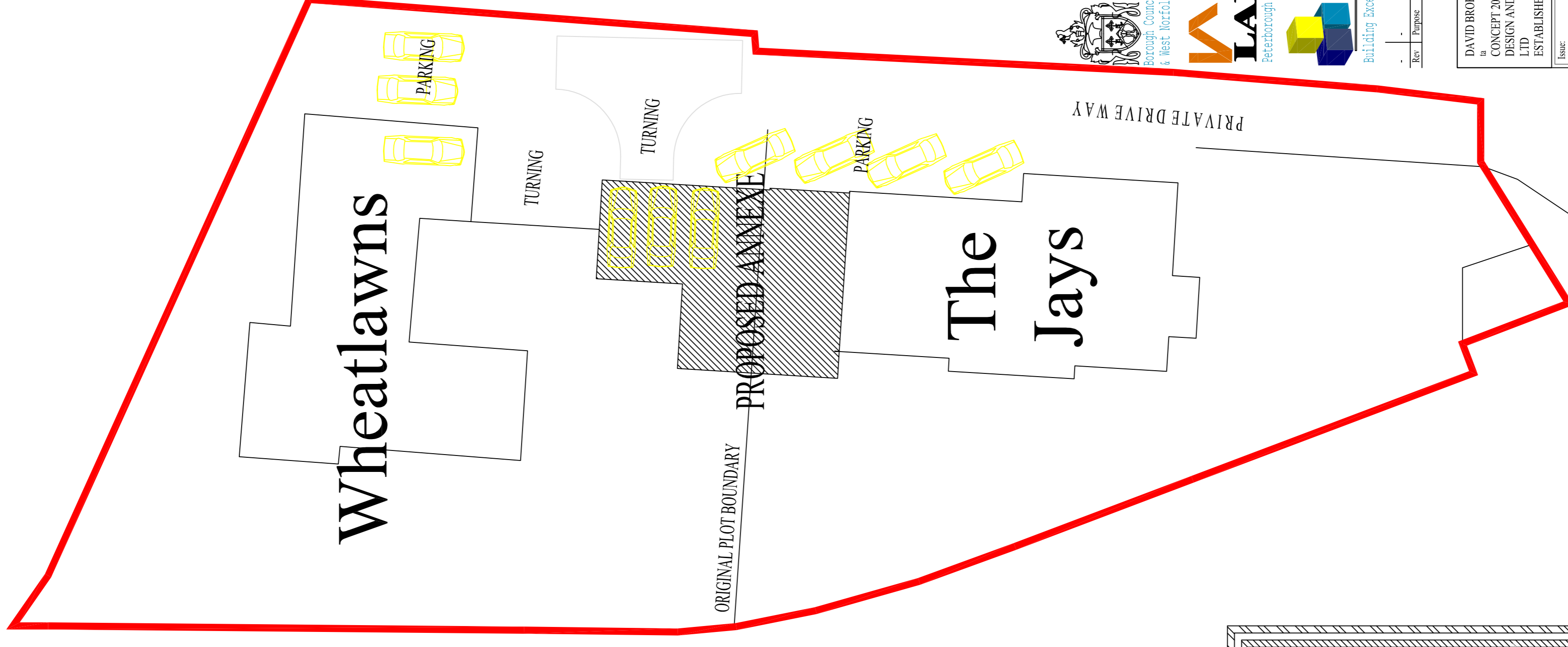


Location Plan 1:1250



FLOOR PLAN Scale 1:50

FLOOR AREA OF EXTENSION 108 sq m



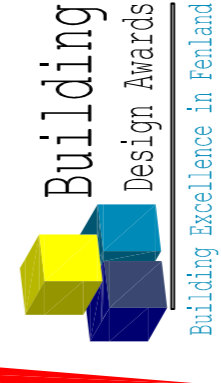
Location Plan 1:200



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



LABC
 LANCASHIRE ARCHITECTURAL
 BUILDING CONTRACTORS



Building Design Awards
 Winner, Heritage award 2010
 for Conversion or Renovation
 Highly commended
 for Conversion or Renovation
 2010
 Building Excellence in Fenland
 Heritage award New build
 2009

Rev	By	Date

DBDS

DAVID BROKER DESIGN SERVICES
 ARCHITECTURAL TECHNICIANS
 100, STATION ROAD
 DUNSTON FERRIS, NORWICH
 CONCEPT 2000
 DESIGN AND DEVELOPMENT
 WISBECH CAMBS PE14 7RY
 ESTABLISHED 1975
 Telephone 01845 812121
 Fax 01845 812122
 E-mail: david.broker@dbds.com

Issue: Issued prior to Council approval and subject to amendment

Client: DAC WRIGHT AND MRS MULLINATT

Drawing No: 1717 DCW 2

Project: PROPOSED ANNEXE AND GARAGES
 EXISTING GARAGES TO BE DEMOLISHED

Site: THE JANS WHEATLAWN
 GOODRICH LANE
 NEWTON

Proposed: PE13 5HQ Drawn: DB Checked: -

Plot Size: 1.50 @ A1 Date: DEC 13 Revision No: -

DO NOT SCALE FROM THIS DRAWING. All dimensions are verified on site. This drawing and design remain the copyright of David Broker and may not be reproduced without permission. David Broker or Concept 2000 will not be held responsible for any construction works undertaken prior to approval or before approved plans are issued. Any alteration to details or specifications may invalidate the approval and incur significant additional costs.