

**Application Number: F/YR14/0080/F**  
**Minor**  
**Parish/Ward: Doddington Parish Council**  
**Date Received: 30 January 2014**  
**Expiry Date: 27 March 2014**  
**Applicant: Mr & Mrs Duncan-Finn**  
**Agent: Mr I Gowler. Gowler Architectural**

**Proposal: Erection of a 2-storey rear extension; covered walkway to rear/side and porch to front of existing house.**

**Location: 8 Wimblington Road, Doddington, Cambridgeshire.**

**Reason before Committee: Applicant is a member of FDC staff within Development Services**

## **1. EXECUTIVE SUMMARY/RECOMMENDATION**

This application seeks full planning permission for the erection of a 2-storey rear extension, side and rear covered walkway and front porch at 8 Wimblington Road, Doddington.

The key issues to consider are;

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

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 layout, design, scale and appearance of the proposal and the impact upon the residential amenities of the occupants of neighbouring properties.

The site lies on the outskirts of Doddington within a row of 4 modern detached properties. The proposed development will be constructed of materials sympathetic to the existing dwelling and is not anticipated to adversely affect the amenities of adjoining properties.

In this instance, it is considered that the proposal is an acceptable form of development in accordance with Policies E9 of the Fenland District Wide Plan (1993) and CS16 of the emerging Fenland Local Plan-Core Strategy (2014) and the requirement for 'good design' as outlined in Section 7 of the NPPF. It is therefore recommended for approval subject to a satisfactory outcome to the outstanding ecological report.

## **2. HISTORY**

Of relevance to this proposal is:

- 2.1 F/YR05/0405/F – Conversion of garage to form living accommodation  
F/94/0392/F – Erection of 2 x 4-bed houses with integral garage

### 3. PLANNING POLICIES

#### 3.1 National Planning Policy Framework:

Paragraph 2: Planning law requires that application 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.

Paragraph 56: Good design is a key aspect of sustainable development

#### 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 <i>Doddington Parish Council</i>           | Supported  |
| 4.2 <i>Middle Level Commissioners</i>          | Will not be commenting on the application  |
| 4.3 <i>Local Residents/ Interested parties</i> | 1 letter of objection from immediate neighbour raising main concern of loss of light and future saleability of their property. |

### 5. SITE DESCRIPTION

- 5.1 The site is located along Wimblington Road, Doddington which consists of linear development characterised in the immediate vicinity by modern, 2-storey dwellings. The site currently comprises a detached brick 2-storey dwelling with generous rear amenity area and a single-storey rear extension abutting the eastern boundary.

### 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, which may be given significant weight in accordance with the NPPF, 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 –

#### *Rear Extension*

The proposed 2-storey rear extension will extend 5.2 metres from the rear of the existing dwellinghouse and will have a width of 4.8 metres connecting to and level with the existing single-storey extension. It will provide a dining room at ground floor level with bathroom and en-suite at 1<sup>st</sup> floor. It will incorporate a pitched, tiled roof tied to the host dwelling but with a ridge height lower than that of the existing roof, thereby reducing overall height and bulk. The extension will be constructed of materials to match that of the host dwelling and is considered sympathetic to the character of the host dwelling and location in general.

Windows are proposed to be inserted to both the existing dwelling and the proposed extension at 1<sup>st</sup> floor level to the western elevation. These will serve a further en-suite and bathroom. In the interests of the amenity of occupants at No. 10, it is proposed to condition these windows to be obscure glazed and non-opening below 1.7m from finished floor level

#### *Porch and covered walkway*

The proposed front porch will be sited across the front elevation and will tie into the existing front extension (formerly garage). A covered walkway is proposed to the rear encompassing the proposed extension at ground floor level, to provide a covered walkway and patio area.

The design of the porch and covered walkway are considered to be compatible with the host dwelling and will not harm the character of the area or amenity of neighbouring properties.

### 6.4 Impact on Amenity –

The Neighbour comments in respect of the impact of the development on loss of light and future marketing potential of their property is noted. Whilst the latter is not a material planning consideration, potential overshadowing as a result of development should be considered.

Guidance suggests that a 45° test is employed to establish the level of overshadowing in such cases, taken from the nearest ground floor window of the neighbouring property. The test has shown that no overshadowing will occur as a result of the development and it is therefore considered acceptable on these grounds. In addition, the private amenity of the neighbouring property is not considered to be at risk given there are no windows to enable overlooking and the south orientation of the neighbouring garden means that sunlight penetrating the rear garden will not be compromised by the development.

Also of note is the positioning of the proposed extension which will be sited at the opposite end of the dwelling to the neighbouring property concerned thereby providing adequate relief from the potential of overbearing.

- 6.5 The private amenity space of existing and future occupants of the host dwelling has also been considered against the cumulative impact of the proposed and existing extensions and in this instance it is considered that this will not be compromised as a result of the development. In addition the parking and turning within the site will be unaffected.

### **Other matters**

The site lies within 500m of an existing pond. This therefore triggers the requirement for an ecological survey, to assess for the presence of and impact on Great Crested Newts. The professional survey report submitted confirms that the development will not impact on Great Crested Newts populations which are unlikely to exist in this location. Therefore and in-line with standing advice provided by Natural England, no further assessment is required.

## **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 in accordance with the requirements of policies E9 of the Fenland District Wide Plan (1993), CS16 of the emerging Fenland Local Plan-Core Strategy (Sept. 2013) and the provisions of Section 7 'Good Design' of the NPPF.

## **8. RECOMMENDATION – Approve.**

### **Proposed 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 commencement of development.**

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

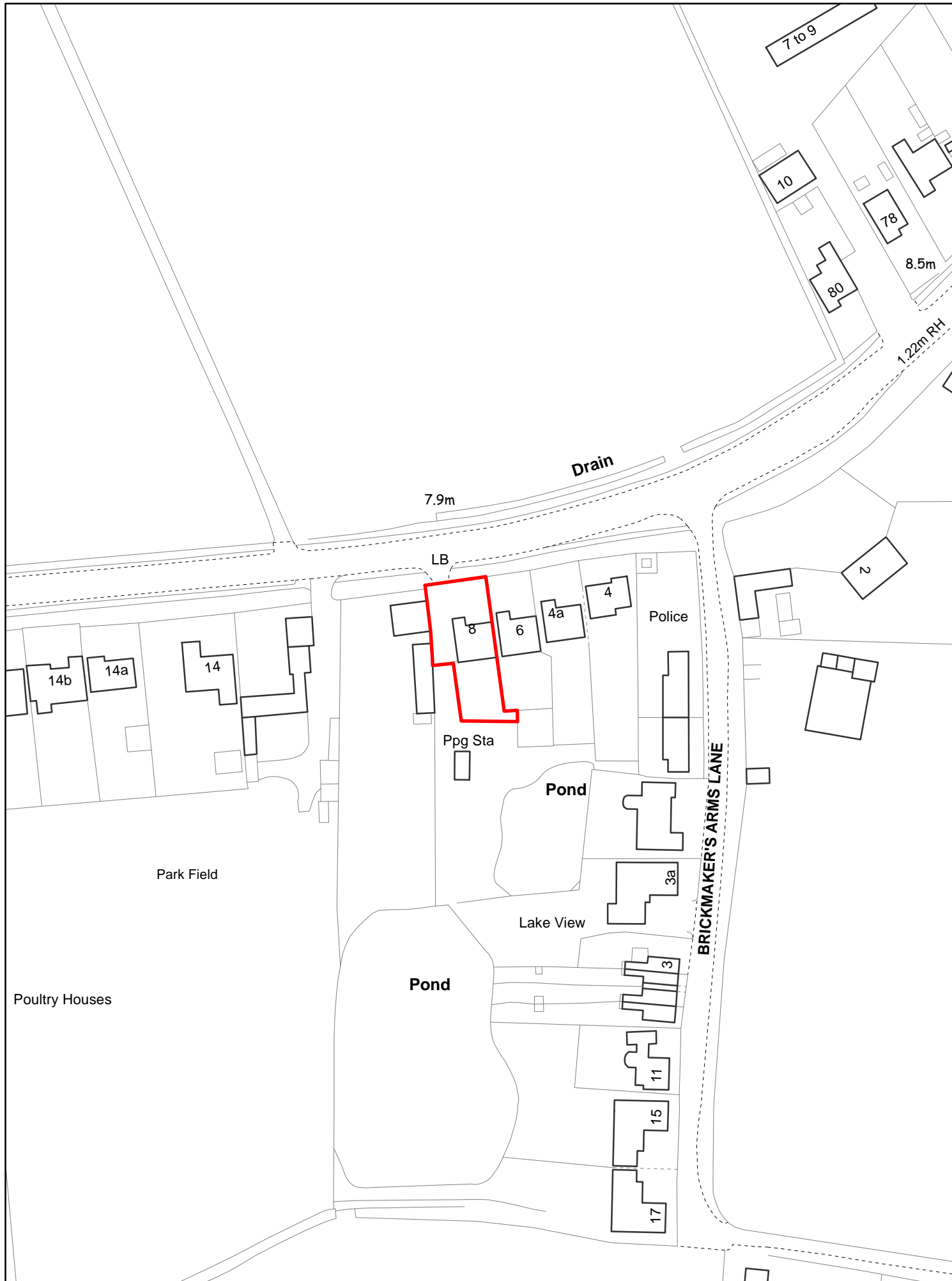
- 3 Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995, (or any Order or Statutory Instrument revoking and re-enacting that Order with or without modification), planning permission shall be required for the following developments or alterations:**
- i) the erection of house extensions including conservatories, garages, car ports or porches (as detailed in Schedule 2, Part 1, Classes A and D);**

***Reason - In order to control future development and to prevent the site becoming overdeveloped.***

- 4 Notwithstanding the approved plans, the 1<sup>st</sup> floor windows in the western elevation of the development hereby granted shall be obscure glazed and fixed shut to a height of 1.7m from finished floor level and so maintained in perpetuity.**

***Reason - To protect the amenities of the adjoining properties.***

- 5 Approved Plans**



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Scale = 1:1,250





**Front**  
1 : 100



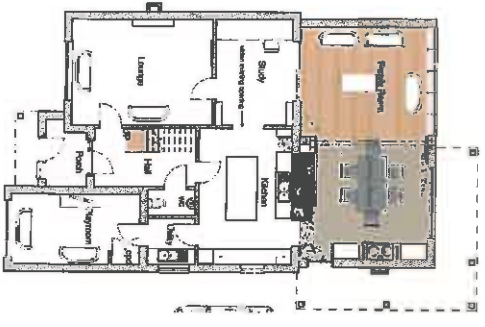
**Rear**  
1 : 100



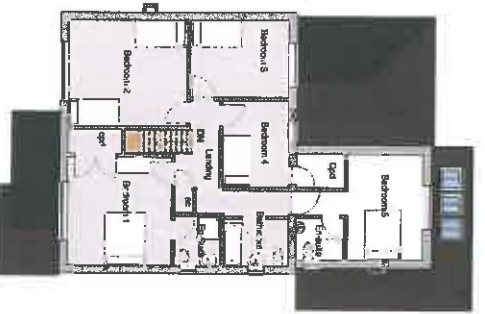
**Side**  
1 : 100



**Side - Drive**  
1 : 100



**Proposed Ground Floor Plan**  
1 : 100



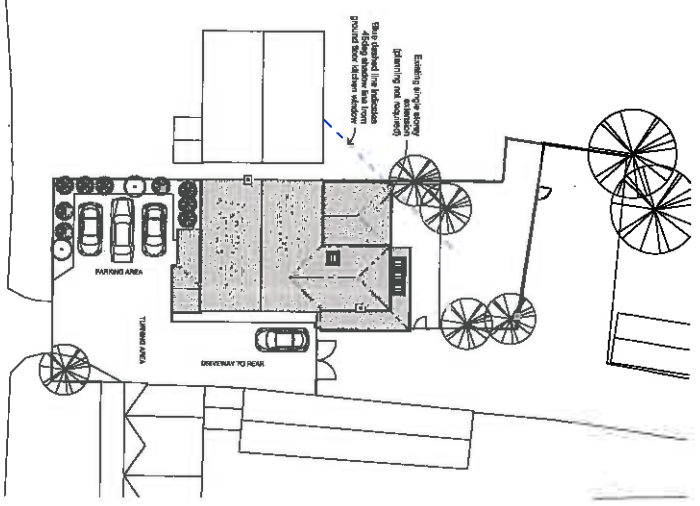
**Proposed First Floor Plan**  
1 : 100



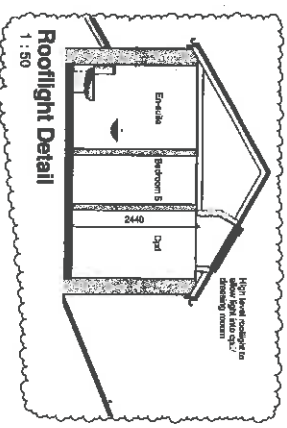
**Front Perspective**



**Rear Perspective**



**Proposed Site Plan**  
1 : 200



**Rooflight Detail**  
1 : 50

**Notes**

1. This drawing is intended for use as a guide only and does not constitute a contract. It is subject to the terms and conditions of the contract.
2. The client is responsible for providing all necessary information and approvals for the project.
3. The client is responsible for obtaining all necessary permits and approvals from the relevant authorities.
4. The client is responsible for ensuring that the project complies with all applicable laws and regulations.
5. The client is responsible for ensuring that the project is completed within the agreed budget and timeline.
6. The client is responsible for ensuring that the project is completed to the required quality standards.
7. The client is responsible for ensuring that the project is completed in accordance with the agreed specifications.
8. The client is responsible for ensuring that the project is completed in accordance with the agreed drawings.
9. The client is responsible for ensuring that the project is completed in accordance with the agreed schedule.
10. The client is responsible for ensuring that the project is completed in accordance with the agreed program of works.

**PLANNING DRAWING**

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 Proposed Project: Elevation, Site Plan and  
 Location Plan  
 Date: 06-11-18  
 No. indicated @ A1: 012 - 08  
 Per: A