

**Application Number: F/YR14/0290/F**

**Other**

**Parish/Ward: Parson Drove/Wisbech St Mary**

**Date Received: 4 April 2014**

**Expiry Date: 30 May 2014**

**Applicant: Ms C Elbury**

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

**Proposal: Erection of a single-storey front extension to existing dwelling**

**Location: Erayna, 119 Main Road, Parson Drove**

**Site Area/Density: 0.08ha**

**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. HISTORY**

F/0910/85/F – Erection of a bungalow and detached garage – Granted  
12.11.1985 (decision details unknown)

**2. PLANNING POLICIES**

**2.1 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 28: Support the sustainable growth and expansion of all types of business and enterprise in rural areas.

**2.2 Fenland Local Plan 2014:**

LP1: A Presumption in Favour of Sustainable Development

LP16: Delivering and Protecting High Quality Environments

**3. CONSULTATIONS**

3.1 **Parish/Town Council:** Comments awaited

3.2 **North Level Internal Drainage Board:** Comments awaited

3.3 **Neighbours:** None received

#### 4. **SITE DESCRIPTION**

- 4.1 The existing dwelling is a bungalow and the site is located on the northern side of Main Road, within a built up frontage of other bungalows. The existing dwelling is a bungalow with a front gable projection. There is parking available to the front of the site for at least two cars. There is a low brick wall and landscaping on the front boundary of the site, partially screening the bungalow from a public viewpoint.

#### 5. **PLANNING ASSESSMENT**

- 5.1 The key considerations for this application are:
- Policy implications
  - Design, layout and residential amenity

(a) Policy implications

Policy LP16 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.

(b) Design, layout and visual amenities

The proposal is for a front projection which will be of a gable design to match the existing projection. There is slight variation of the position of dwellings within the building line of the dwellings positioned on this part of Main Road and as such the principle of a front projection would not appear obtrusive. The extension protrudes no further forward than the existing projection and therefore will not compromise the building line. The scale and design of the extension is considered to be acceptable and the materials will match the existing building. There are no proposed changes to the existing access or parking arrangement. A small window will be placed in the side elevation of the existing bungalow. Its relationship with the dwelling to the east is such that loss of privacy to the neighbouring property is not considered to be an issue.

#### 6. **CONCLUSION**

- 6.1 The proposal is considered to comply with policies of the Development Plan and it is therefore recommended that planning permission is granted.

**7. RECOMMENDATION**

**Grant**

- 1. The development permitted shall be begun before the expiration of 3 years from the date of this permission.**

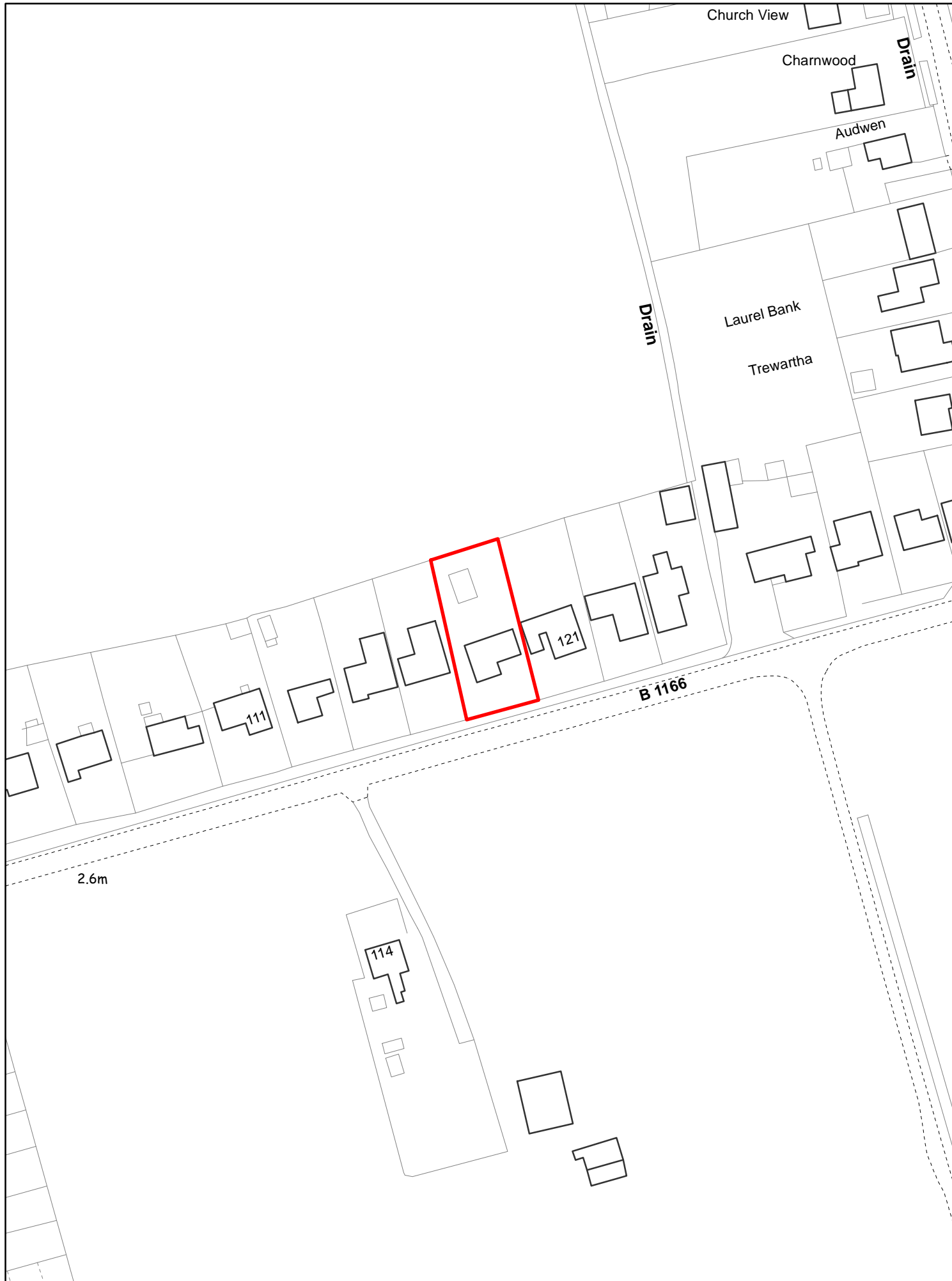
**Reason**

**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 bungalow, unless the Local Planning Authority otherwise agrees in writing prior to commencement of development.**

**Reason**

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



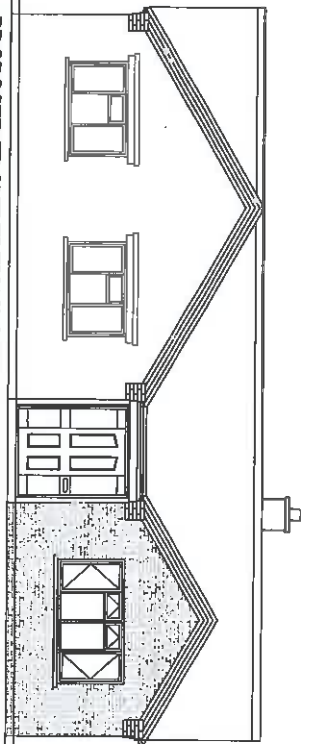
Created on: 28/04/2014

© Crown Copyright and database rights 2014 Ordnance Survey 10023778

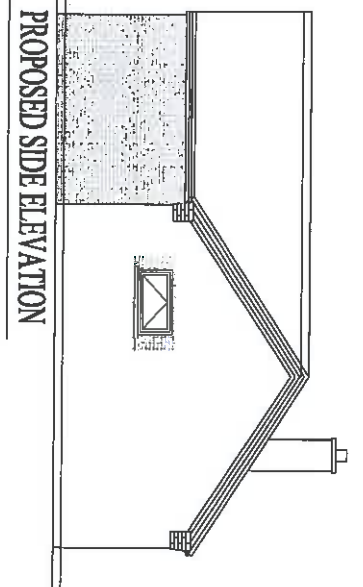
F/YR14/0290/F

Scale = 1:1,250



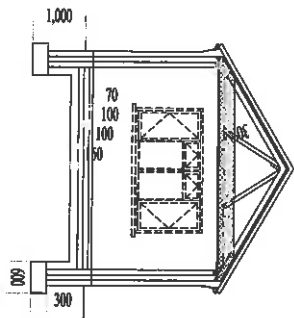
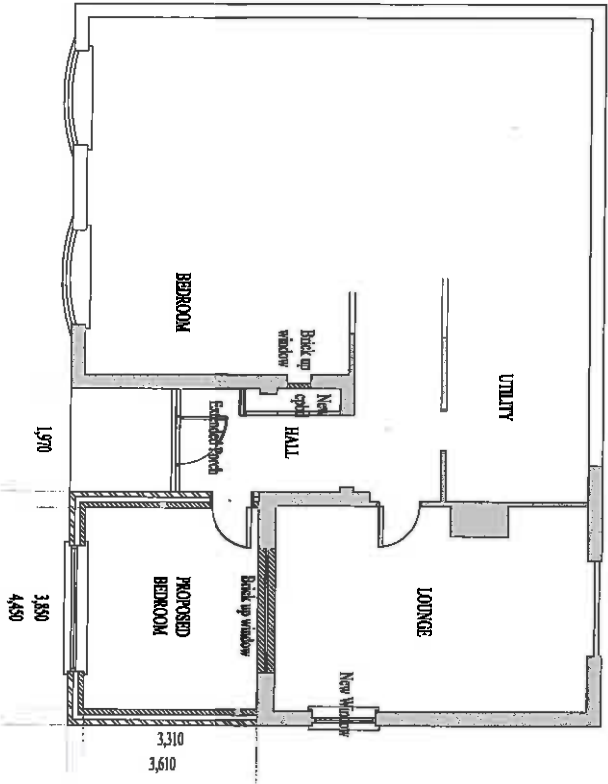


PROPOSED FRONT ELEVATION

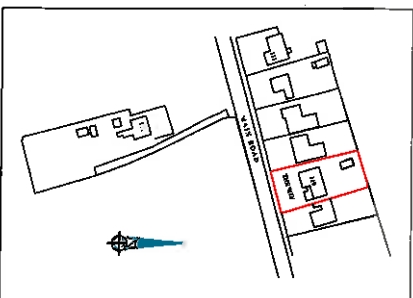


PROPOSED SIDE ELEVATION

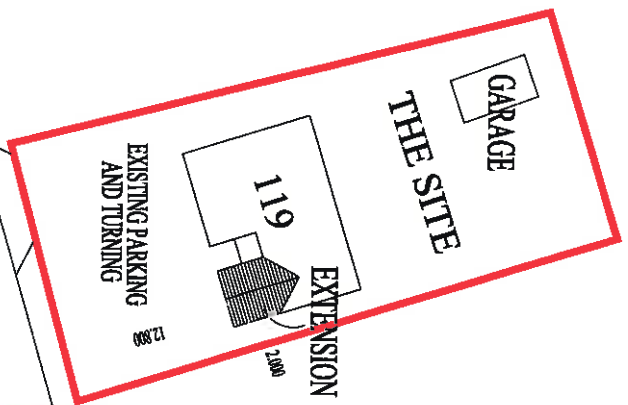
ALL FACING MATERIALS TO MATCH EXISTING



SECTION



LOCATION PLAN 1:1250



BLOCK PLAN 1:200



**LABBC** Building Design Services  
 Design Services  
 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

**DBDS** DESIGN BUILD SERVICES  
 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

**CONTRACTOR**  
 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

**DATE**  
 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100