

Application Number: F/YR14/0425/F
Other
Parish/Ward: Roman Bank
Date Received: 21st May 2014
Expiry Date: 25th July 2014
Applicant: Mrs K Wiseman
Agent: David Broker Design Services

AGENDA ITEM No. 7

Proposal: Erection of a single-storey side extension to existing dwelling
Location: 14 Black Lane, Gorefield

Site Area: 0.83 hectares

Reason before Committee: This application is before committee given that the agent for the scheme is a District Councillor

1.0. PLANNING POLICIES

1.1 National Planning Policy Framework:

Para 11 – Applications must be determined in accordance with the development plan unless other material considerations indicate otherwise
Para 56 - Good design

1.2 Fenland Local Plan:

LP16 – Delivering and Protecting High Quality Environments across the District

3. HISTORY

F/90/0664/F	Erection of a single storey extension to side of bungalow	Granted 03/12/1990
F/0587/89/F	Extensions and alterations to bungalow and erection of a detached garage	Granted 27/06/1989
F/0109/85/F	Extension to bungalow	Granted 01/03/1985

4. CONSULTATIONS

4.1 **Parish/Town Council:** Support the application and feel it enhances the existing bungalow

4.2 **North Level Internal Drainage Board:** Not yet received

4.6 **Local Residents:** None received

5. SITE DESCRIPTION

5.1 The site comprises modest bungalow situated to the north of Black Lane which is characterised by sporadic development. Directly to the north-east of the site is a further residential property.

6. PLANNING ASSESSMENT

6.1 Nature of Application

This application seeks full planning permission for the erection of a single storey pitched roof addition to the existing bungalow with overall dimensions of 4.5 metres wide x 8.3 metres deep with an overall height of 2.4 metres to eaves and 4.9 metres to ridge. It is proposed to finish the extension in materials to match the existing dwelling.

The extension provides a bedroom, shower room and sitting room with an existing bedroom within the original dwelling being converted to a utility room. Given that there is no increase in bedroom numbers there is no requirement for additional parking, however ample parking is available on site.

The proposal falls to be considered in accordance with the policy framework outlined above. There are no residential amenity issues arising from the scheme in terms of overshadowing and the extension will not be unduly dominant. Furthermore there are no windows/openings that have the potential to impact on the adjacent householder in terms of overlooking given the distance of the single storey extension from the common boundary (19 metres).

It is considered that the development does not adversely impact, either in design and scale terms on the street scene, or neighbouring amenity.

Flood Risk/Surface Water: The existing dwelling lies within Flood Zone 3 and it has been clarified that floor levels will be set no lower than existing. Although the comments of the NLDB are awaited it is noted that the scheme represents a domestic extension and issues of drainage will need to be addressed under the Building Regulations.

7. CONCLUSION

- 7.1 This proposal has no implications in amenity, flood risk or servicing terms and is of an appropriate nature and scale; accordingly it is policy compliant with both the NPPF and the Fenland Local Plan and may be favourably recommended.

8. RECOMMENDATION

GRANT

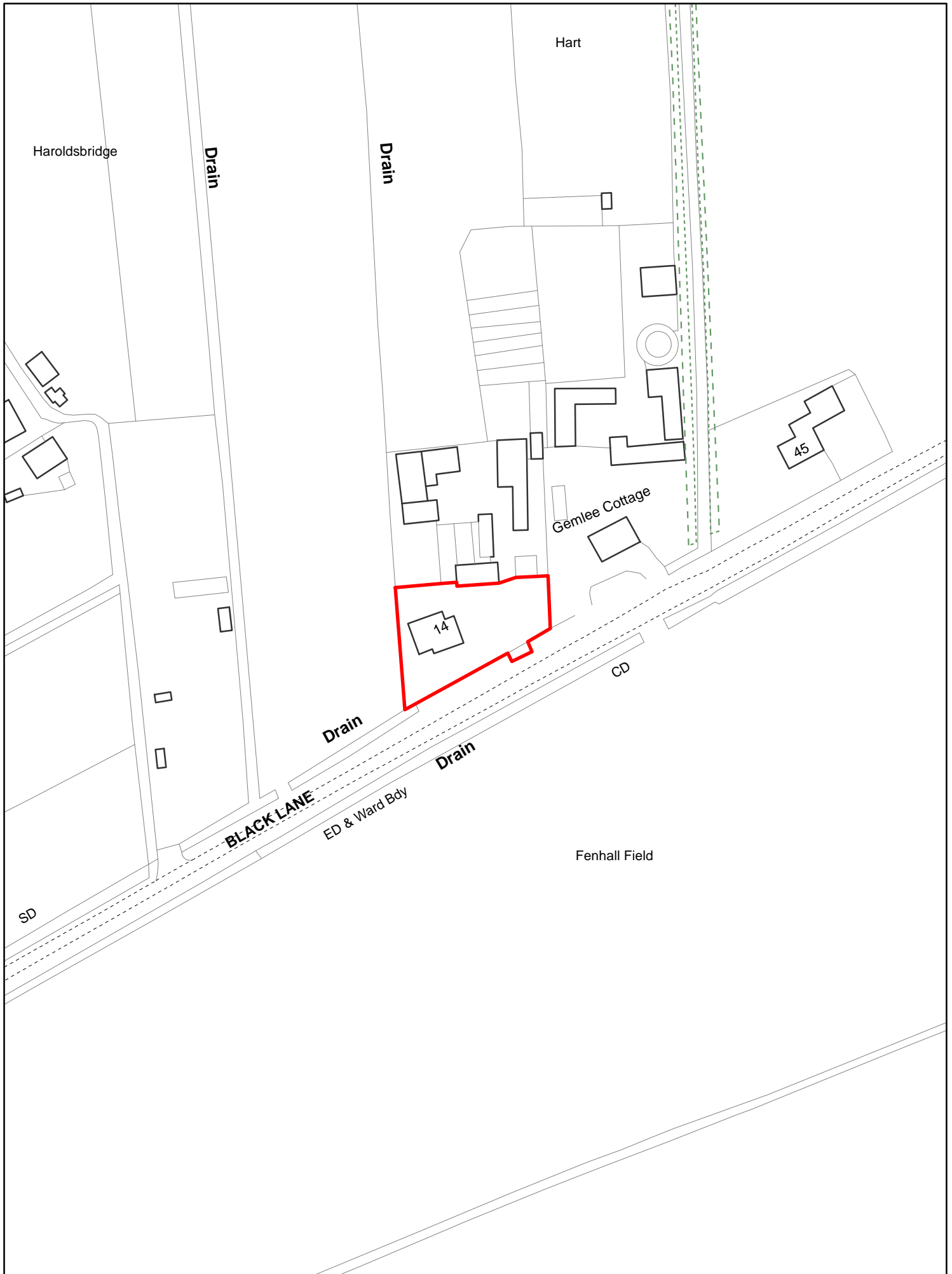
- 1 **The development permitted shall be begun before the expiration of 3 years from the date of this permission.**

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 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 **Approved Plans**



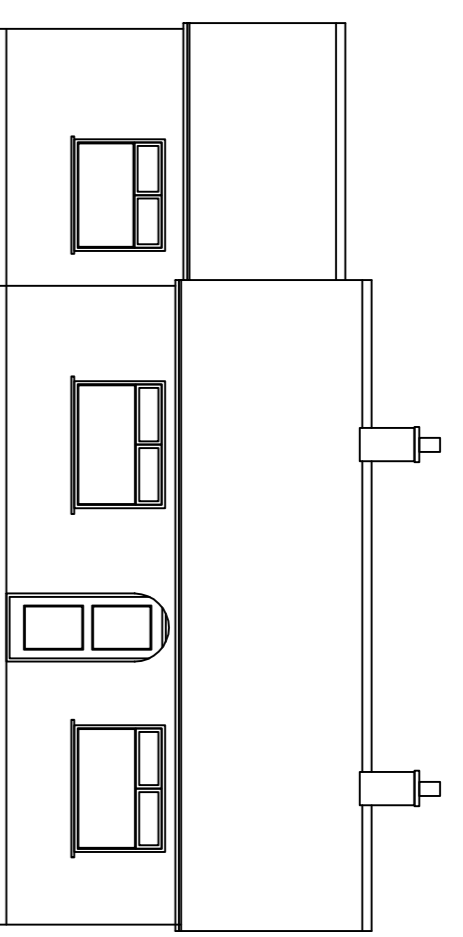
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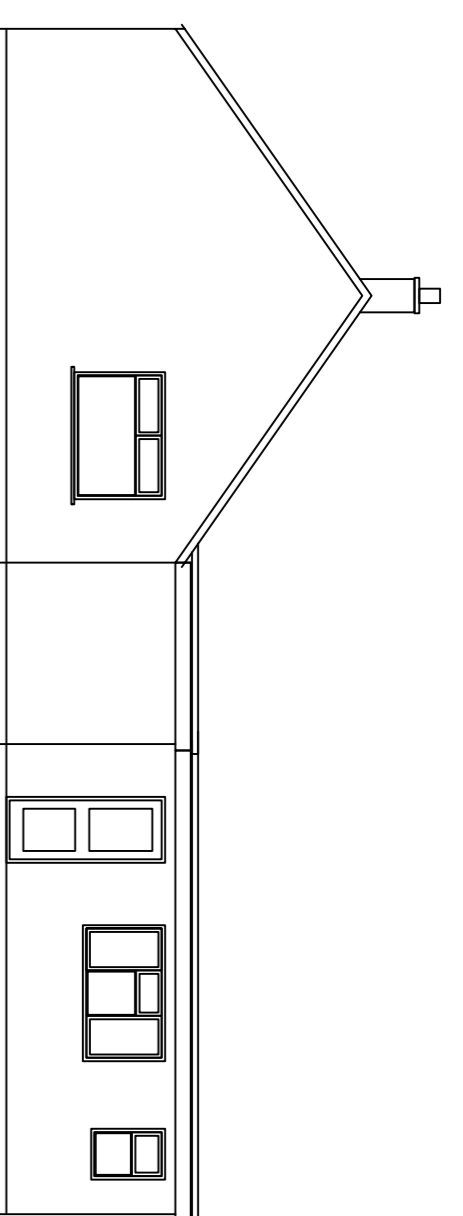
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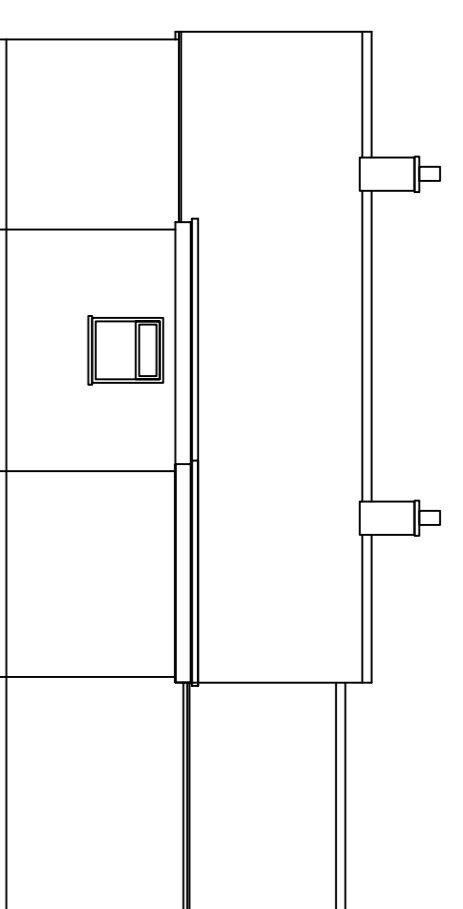




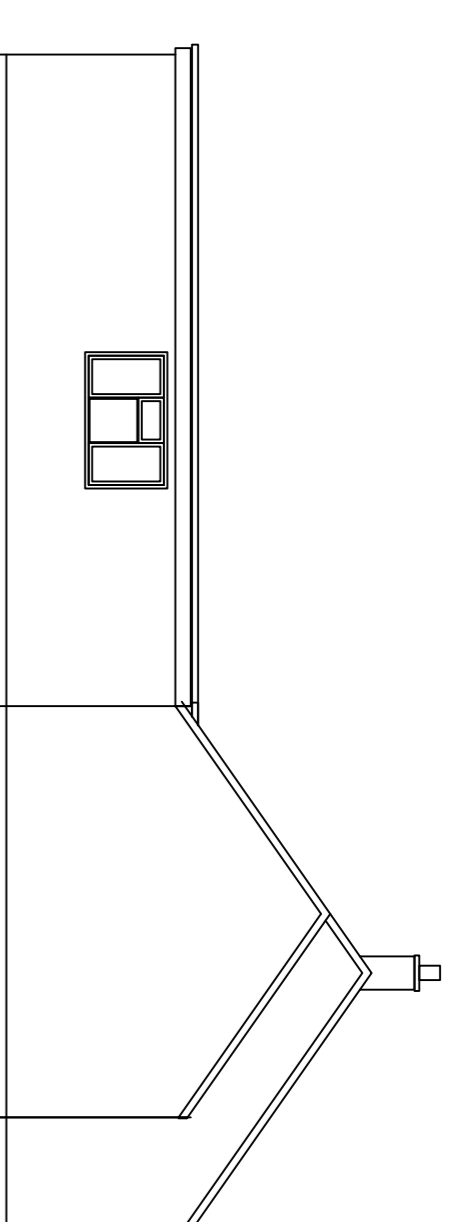
EXISTING ELEVATIONS 1:100 FRONT



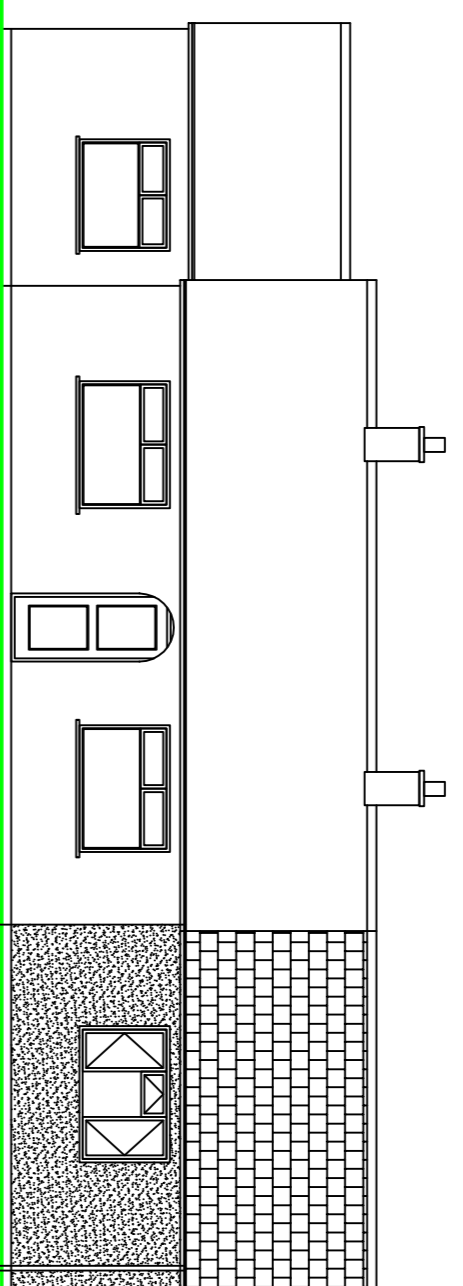
EAST SIDE



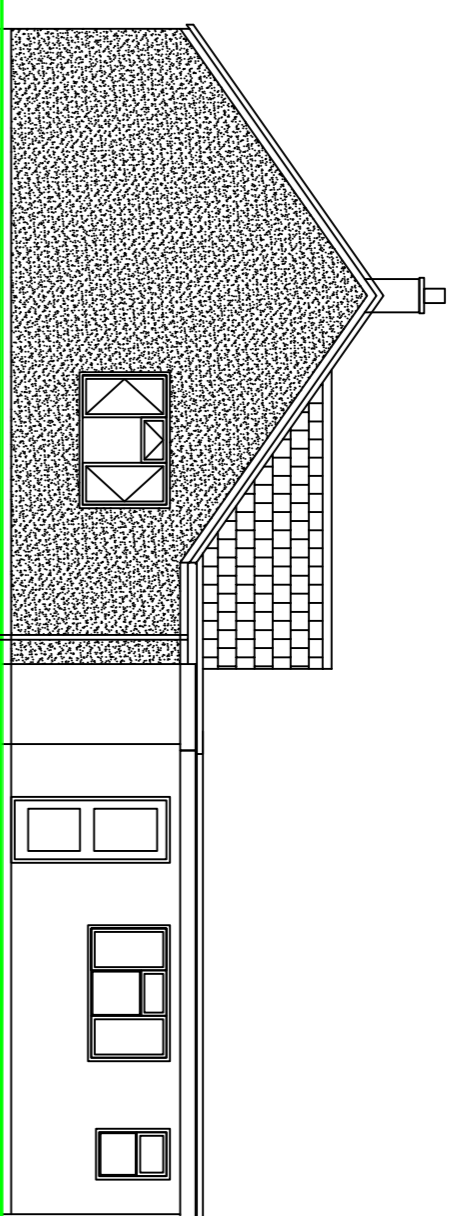
REAR NORTH



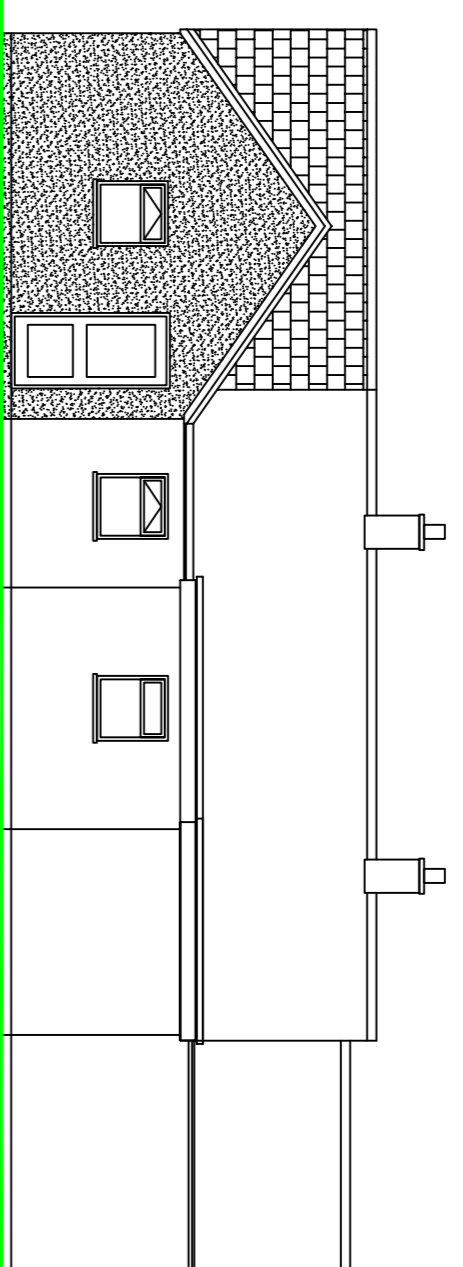
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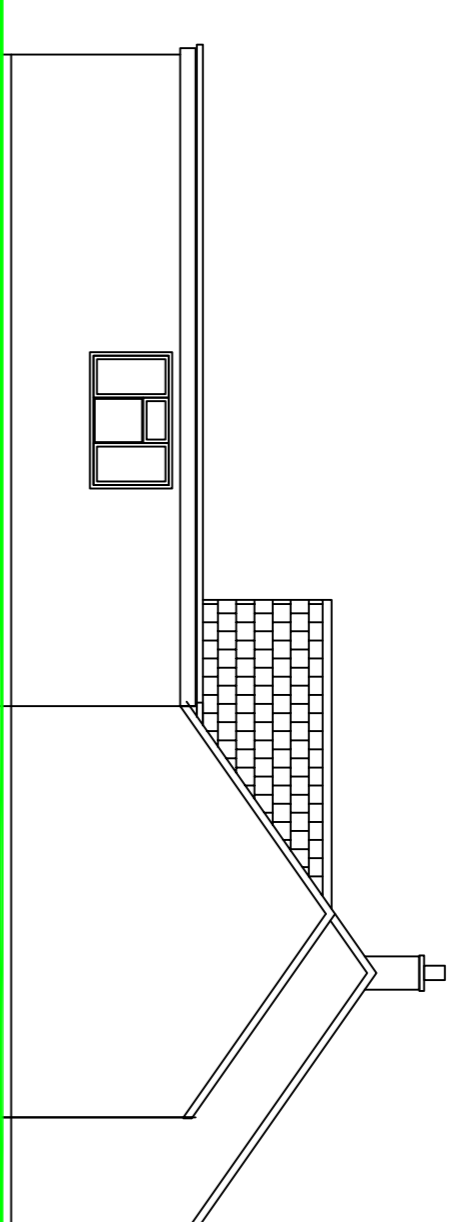
PROPOSED ELEVATIONS 1:100 FRONT



EAST SIDE

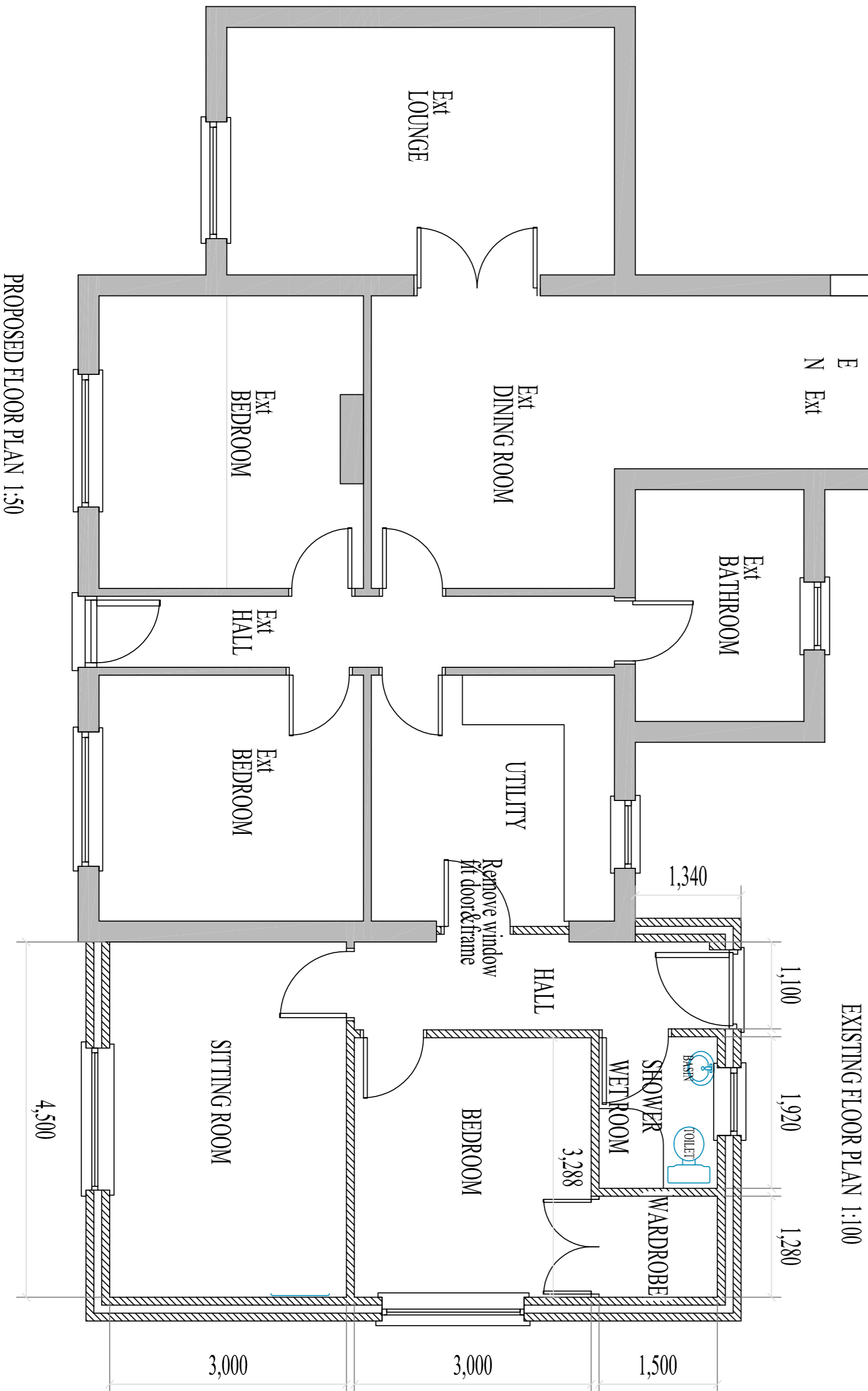
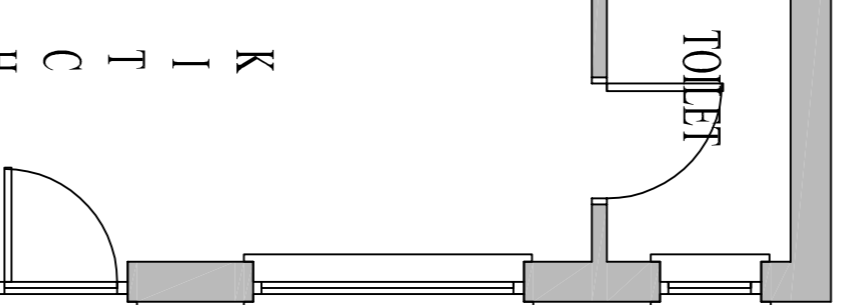


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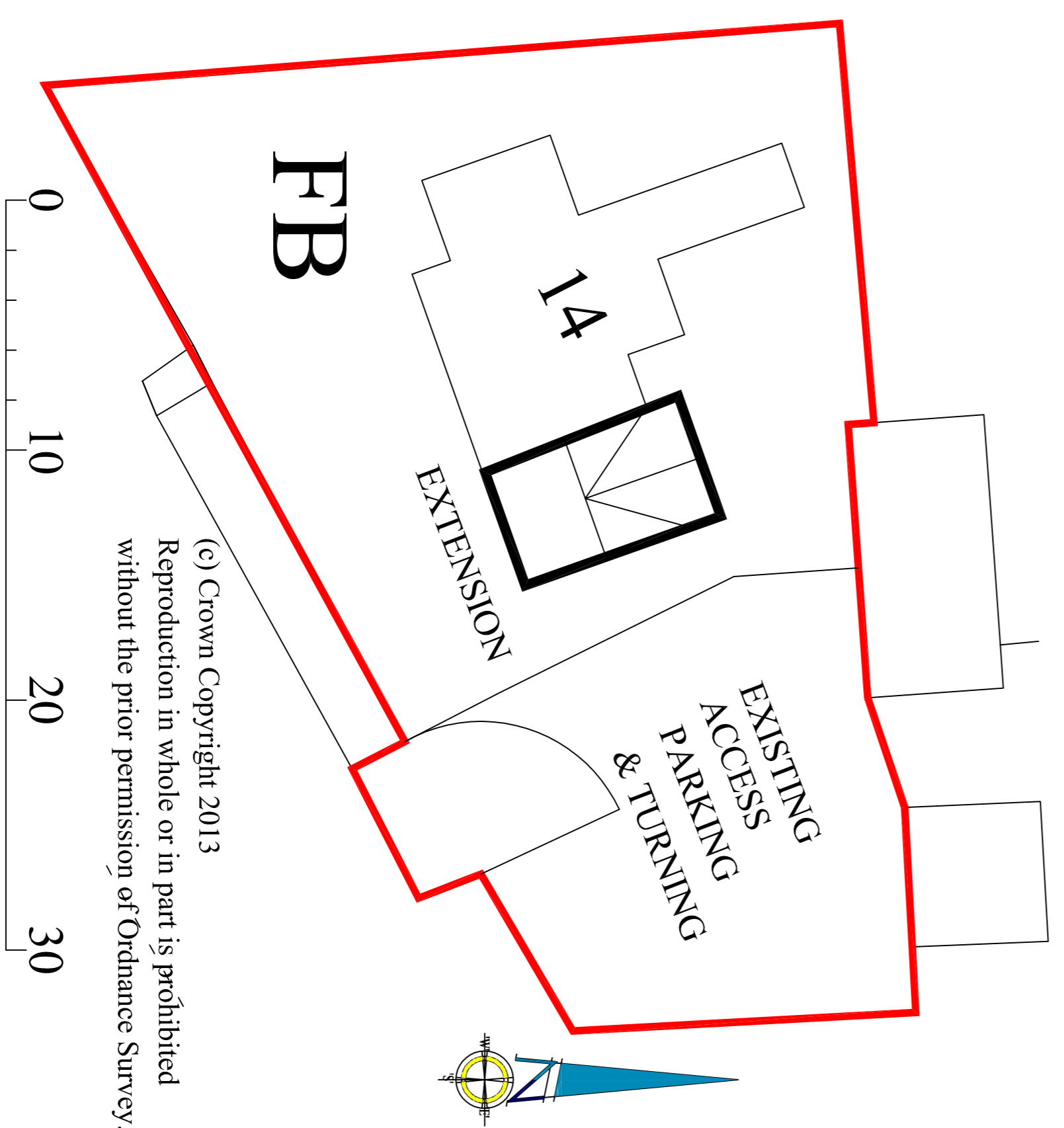
WEST SIDE

ALL FACING MATERIALS TO MATCH EXISTING



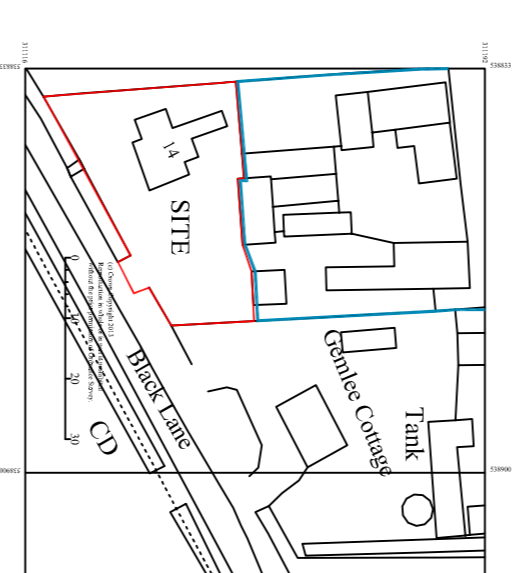
EXISTING FLOOR PLAN 1:100

PROPOSED FLOOR PLAN 1:30

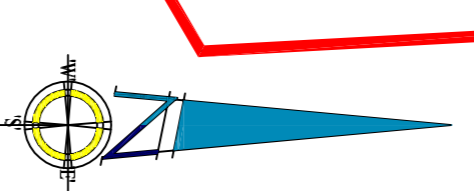
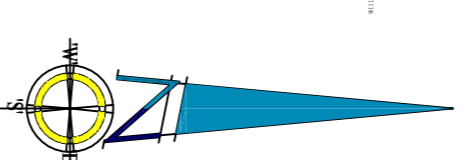


BLOCK PLAN 1:200

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LOCATION PLAN 1:1250



LABC Building for Conversion or Renovation
 Design Award 2010
 Heritage Award New Build 2009

DBDS ARCHITECTURAL TECHNICIANS
 CONCEPT 2000
 DESIGN AND DEVELOPMENT
 ESTABLISHED 1975

DAVID BROOKER DESIGN SERVICES ARCHITECTURAL TECHNICIANS
 10, SONSBECK ROAD, WISBECH ST MARY
 WISBECH CAMBS PE13 4RW
 Tel: 01832 851100
 E-mail: david@dbds.co.uk

Client: **MRS K WISEMAN**

Drawing No: **176-1 GA PLAN**

Project: **PROPOSED EXTENSION TO BUNGALOW FORMING FORMING SITTING ROOM, BEDROOM AND WET ROOM**

Site: **14 ROBBEN COTTAGE BLACKLENE OXFORD RD**

Proposed: **PE13 4PP** Date: **DB** Checked: **.**

Print Scale: **1:50 @ A1** Date: **MAY 2014** Revision No: **.**

DO NOT SCALE FROM THIS DRAWING - All dimensions to be verified on site. - This drawing shall be used for construction purposes only. The architect shall not be held responsible for any construction works undertaken prior to approval of the approved plans are issued. - Any alterations to details or specifications may invalidate the approval and have significant additional costs.