

**Application Number: F/YR14/0479/F**

**Other**

**Parish/Ward: Wisbech**

**Date Received: 12<sup>th</sup> June 2014**

**Expiry Date: 7<sup>th</sup> August 2014**

**Applicant: Mr & Mrs Rowland**

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

**Proposal: Erection of a 2-storey side extension to existing dwelling involving demolition of garage.**

**Location: 26 Wistaria Road, Wisbech**

**Reason before Committee: This application is before committee as 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 2-storey side extension to the existing dwelling at 26, Wistaria Road in Wisbech. The proposal involves the demolition of the existing garage. The site is within an existing residential estate.

The key issues to consider are:

- Health and Well-being
- Economic Growth
- Layout, design and residential amenity.

The proposal relates to an existing residential plot which currently houses a 2-storey dwelling with associated garage. The key issues have been considered along with current Local and National Planning Policies and the proposal is considered to be acceptable. Therefore the application is recommended for approval.

## 2. HISTORY

There is no history relevant to this proposal.

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## 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 secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

Section 7: Requiring Good Design.

### 3.3 Fenland Local Plan 2014

LP1: A Presumption in Favour of Sustainable Development.

LP2: Facilitating Health and Wellbeing of Fenland Residents.  
LP3: Spatial Strategy, The Settlement Hierarchy and the Countryside.  
LP16: Delivering and Protecting High Quality Environments across the District.

#### 4. CONSULTATIONS

- |     |   |   |
|-----|---|---|
| 4.1 | <b>Town Council</b>                     | No response received at the time of writing of this report. |
| 4.2 | <b>FDC Assets and Projects</b>          | No response received at the time of writing this report.    |
| 4.3 | <b>Kings Lynn (Adjoining Authority)</b> | No response received at the time of writing this report.    |
| 4.4 | <b>Local Residents:</b>                 | None received.  |

#### 5. SITE DESCRIPTION

- 5.1 The site currently forms a residential dwelling with associated garden land and driveway. The site is within an existing residential estate within Wisbech. The existing dwelling on site is a 2-storey dwelling with a single-storey flat roofed attached garage to the side. This garage is also linked to the neighbouring garage. The proposal seeks to demolish this garage and replace it with a two-storey extension to the dwelling.

#### 6. PLANNING ASSESSMENT

- 6.1 The key considerations for this application are:
- Health and Well-being
  - Economic Growth
  - Layout, design and residential amenity.

##### Health and Well-being

There are no implications for health and well-being.

##### Economic Growth

There are no implications for economic growth.

##### Layout, design and residential amenity

The application proposes the demolition of the existing single garage and the erection of a 2-storey side extension. The extension will provide a dining room, store and access passage at ground floor level and two bedrooms and one en-suite at first floor.

The front of the proposed extension will sit in line with the existing garage and also with the neighbour's garage. The front part of the two storey extension will therefore be set back from the front elevation of the existing dwelling. In addition the roof ridge will be lower than the existing ridge line of the dwelling, making the proposed extension subservient to the main dwelling and therefore retaining the overall character of the dwellings in this area. In design terms the proposal respects the existing dwelling and is in keeping with this property and the other dwellings in the immediate area. The proposed materials will match the existing dwelling.

The proposal will retain a blank side elevation as per the existing dwelling so, as there are no windows proposed in the side elevation, this further reduces the potential for overlooking. The positioning of the proposed extension, set back from the front building line of the existing dwellings will ensure that there is no overbearing effect on the nearest neighbouring properties. Adequate parking and amenity areas will be retained for the host dwelling.

As such the proposal is considered to be acceptable in terms of layout, design and residential amenity and is therefore in compliance with the policies listed in Section 3 of this report.

## **7. CONCLUSION**

- 7.1 The proposal has been assessed in accordance with the relevant National and Local planning policies. It is considered that the proposal is acceptable in terms of layout, design, and impacts on residential amenity and the character of the area. As such the proposal is recommended for approval.

## **8. RECOMMENDATION**

### **GRANT**

1. **The development 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. **Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order (or any other Order revoking or re-enacting that Order with or without modification), no windows shall be placed in the western side elevation of the development hereby approved.**

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

4. **Approved Plans**



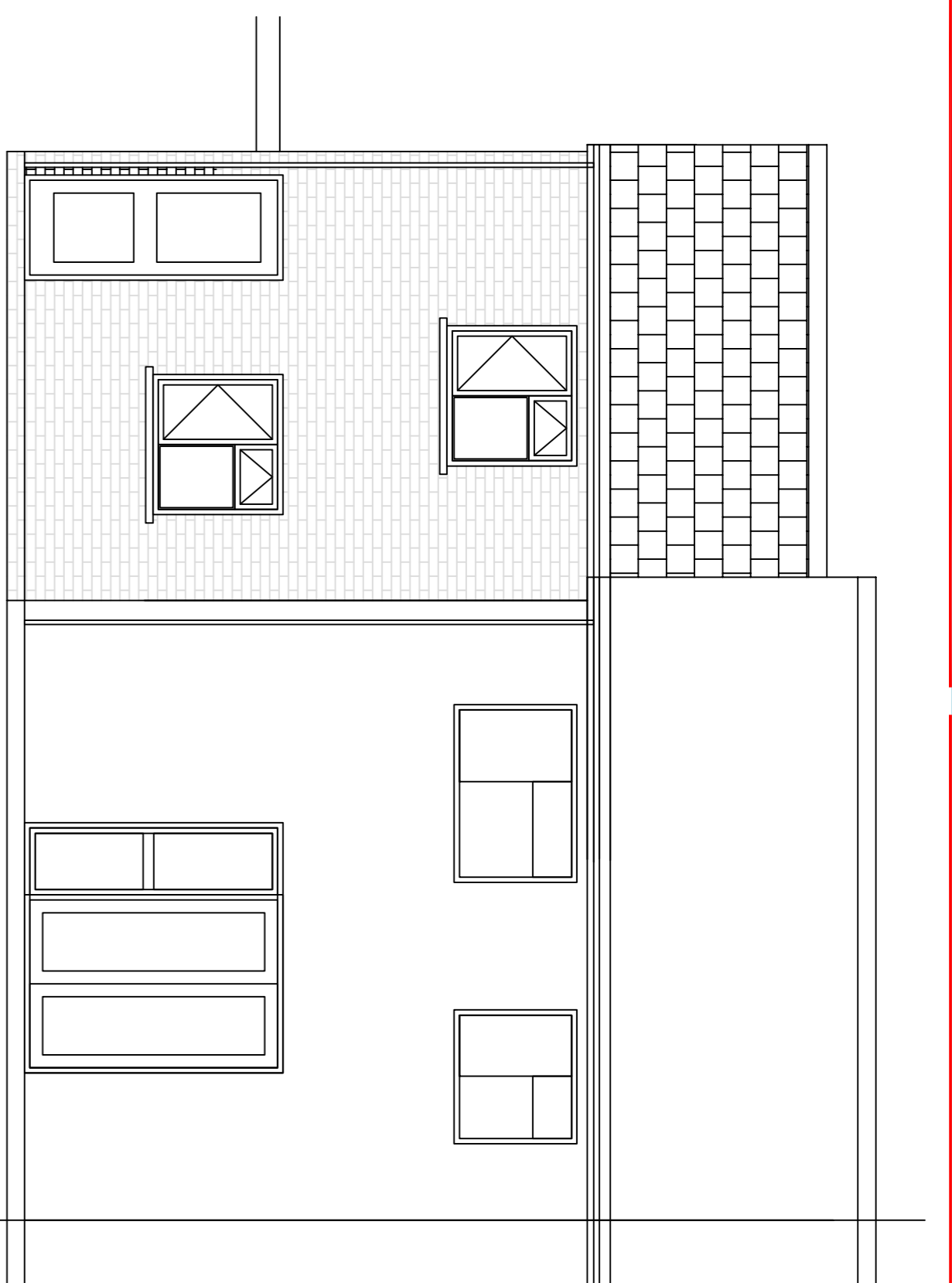
Created on: 01/07/2014

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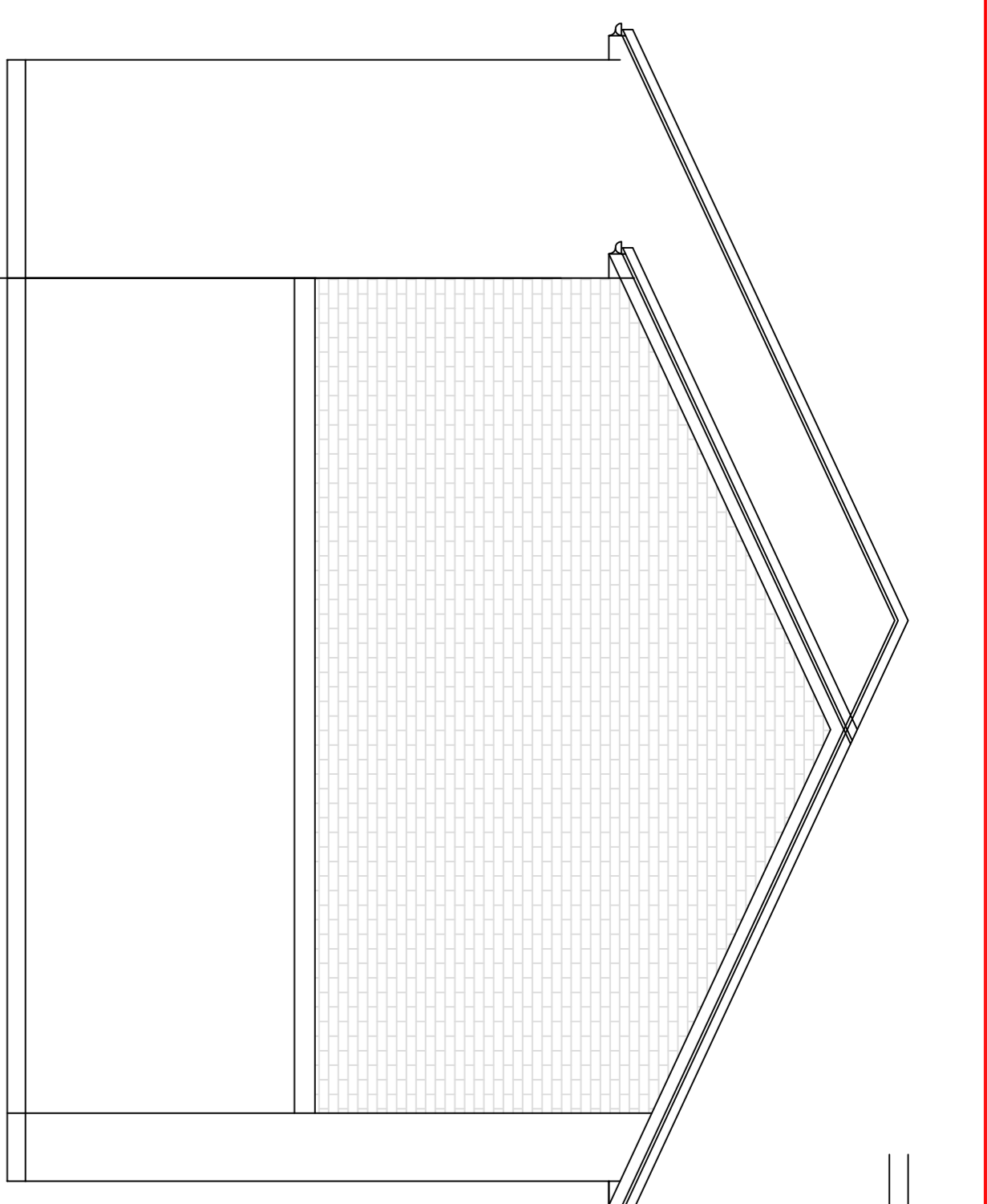
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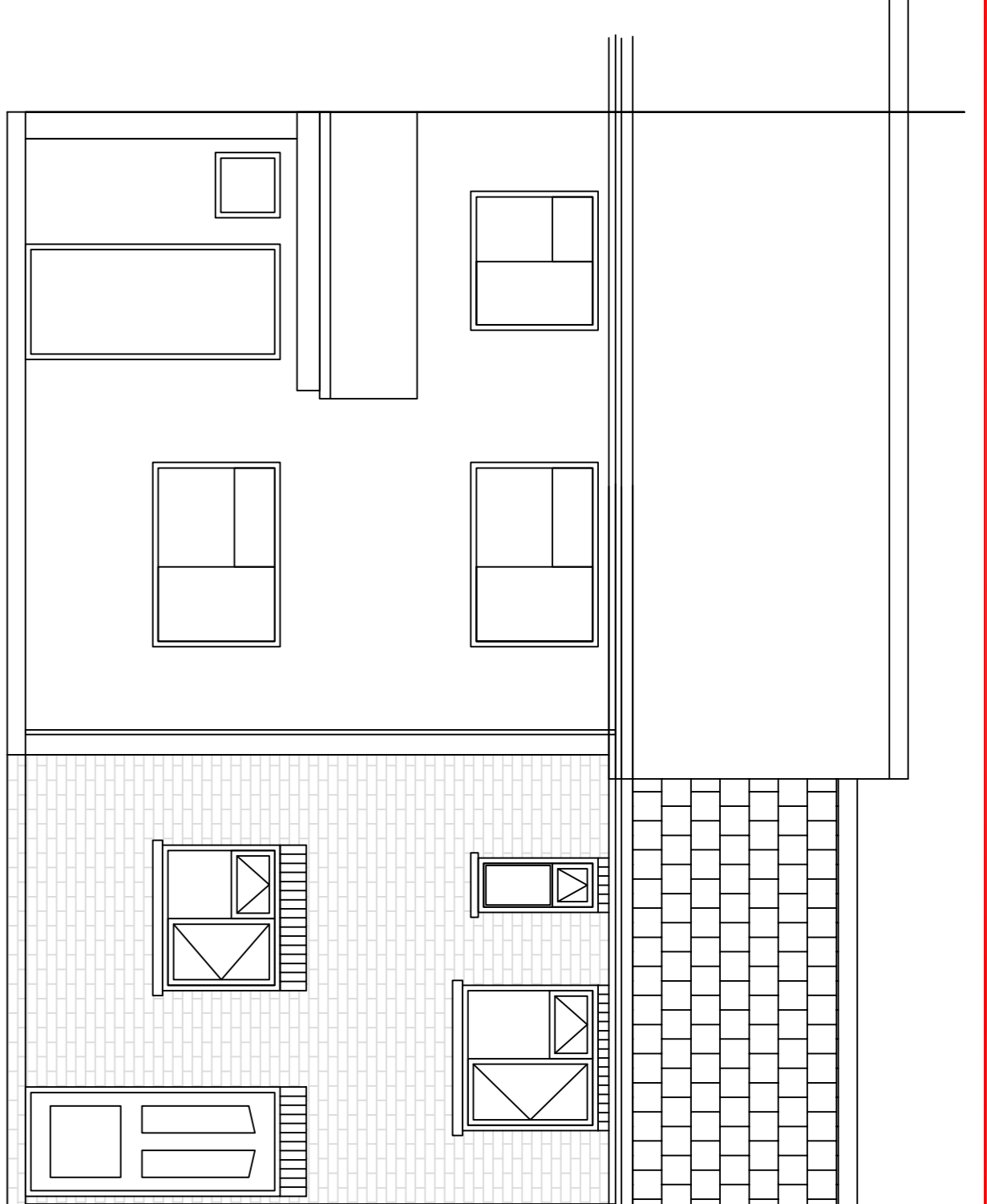




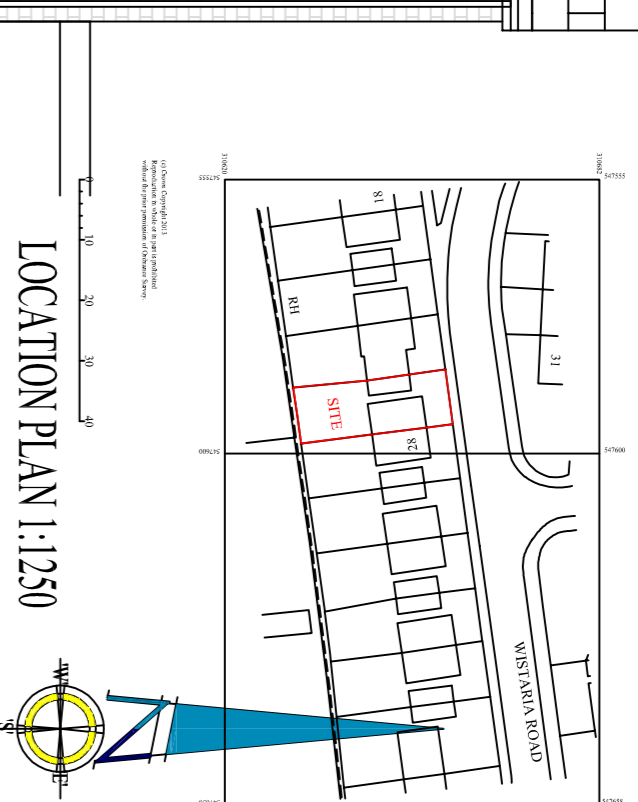
PROPOSED REAR ELEVATION  
Scale 1:50



PROPOSED SIDE ELEVATION  
Scale 1:50

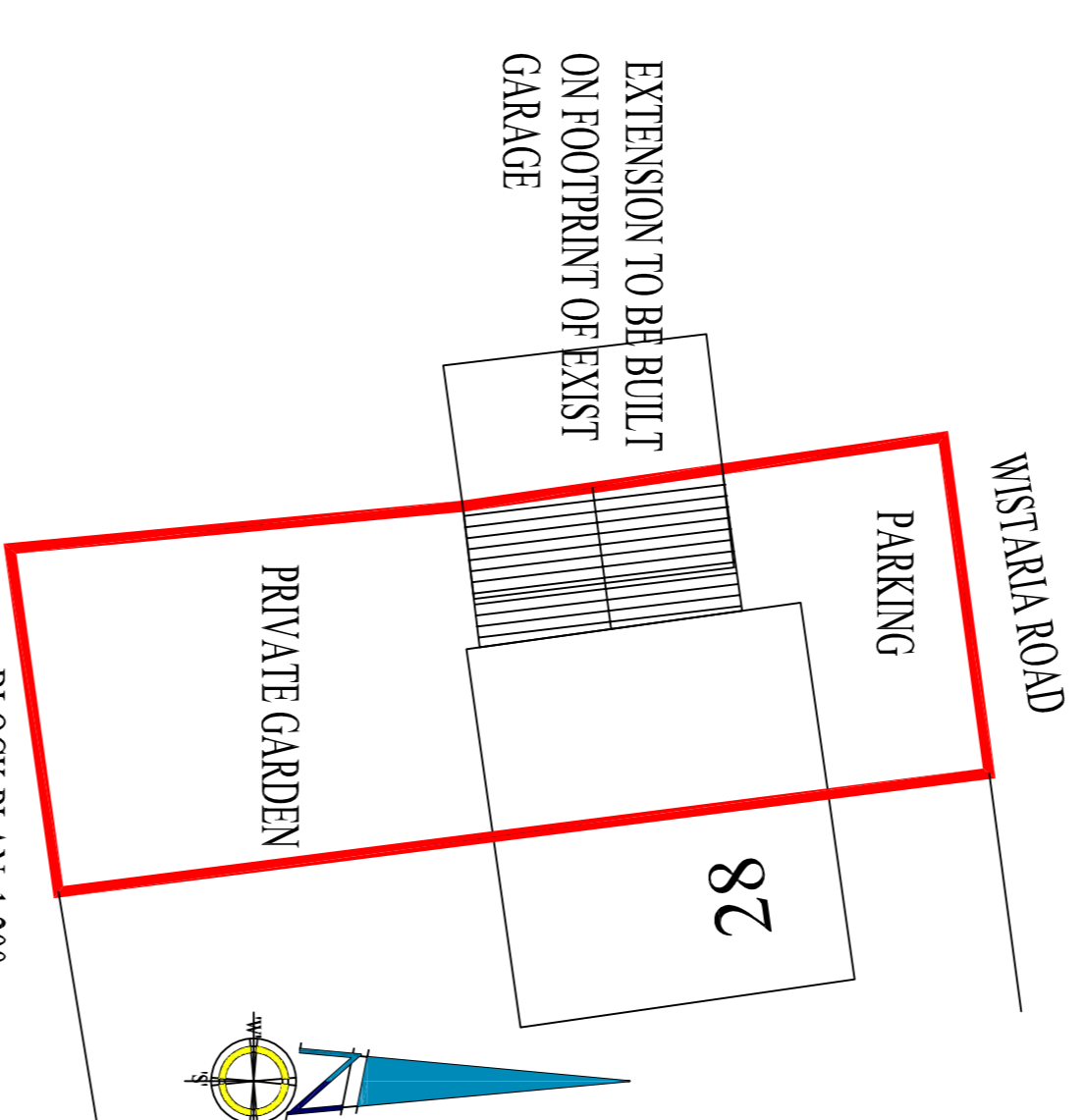


PROPOSED FRONT ELEVATION  
Scale 1:50

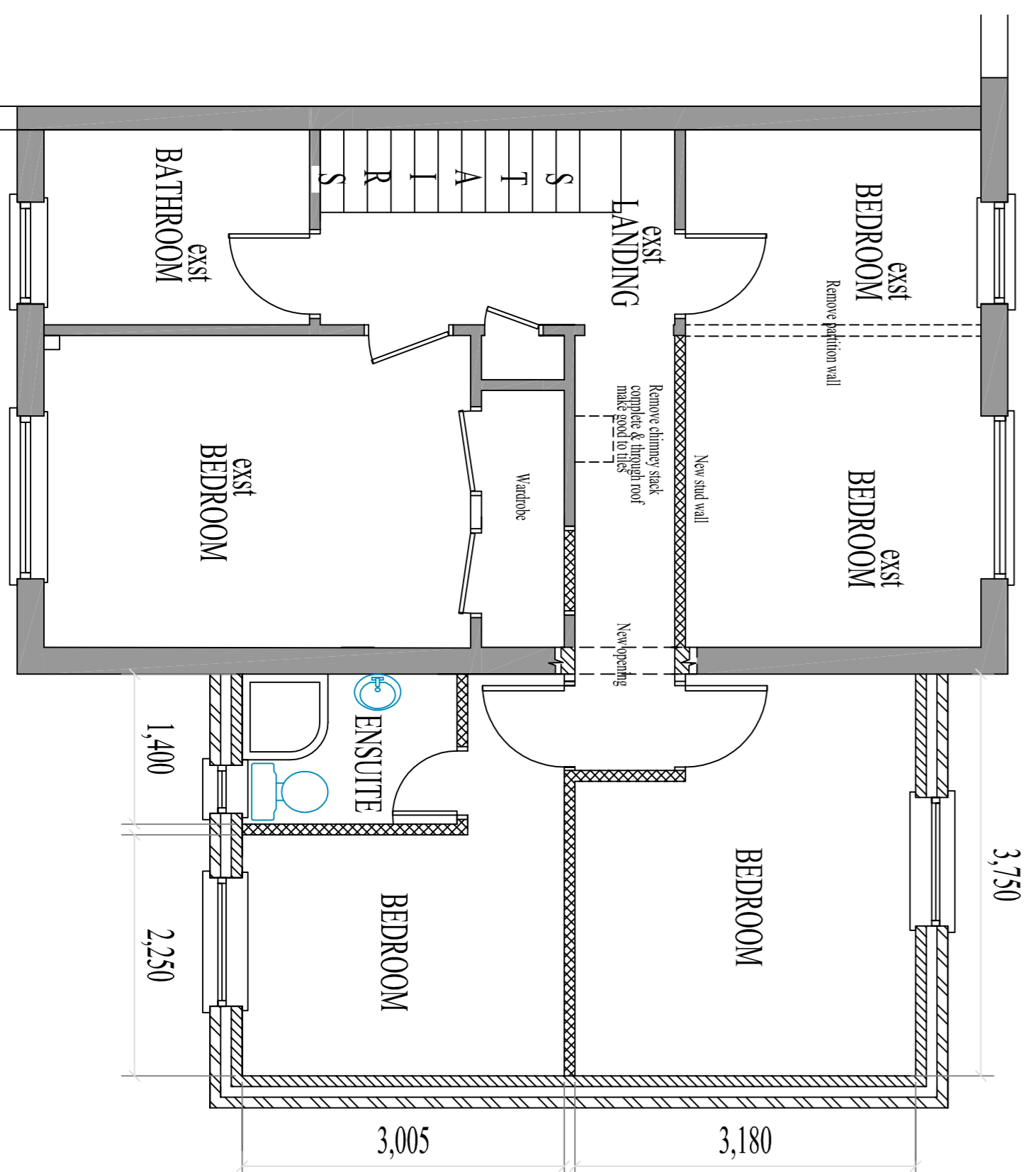


LOCATION PLAN 1:250

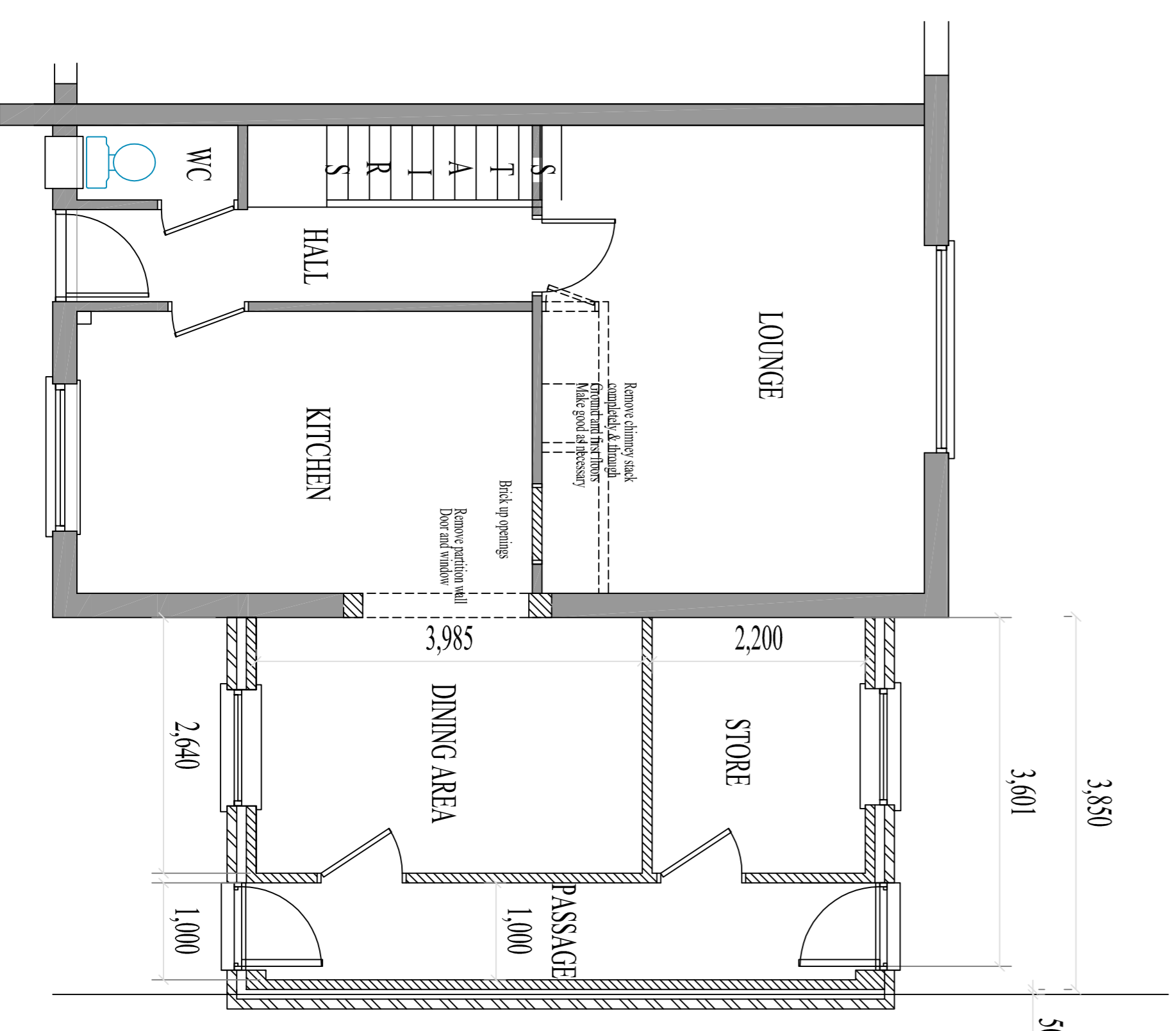
ALL FACING MATERIALS TO MATCH EXISTING



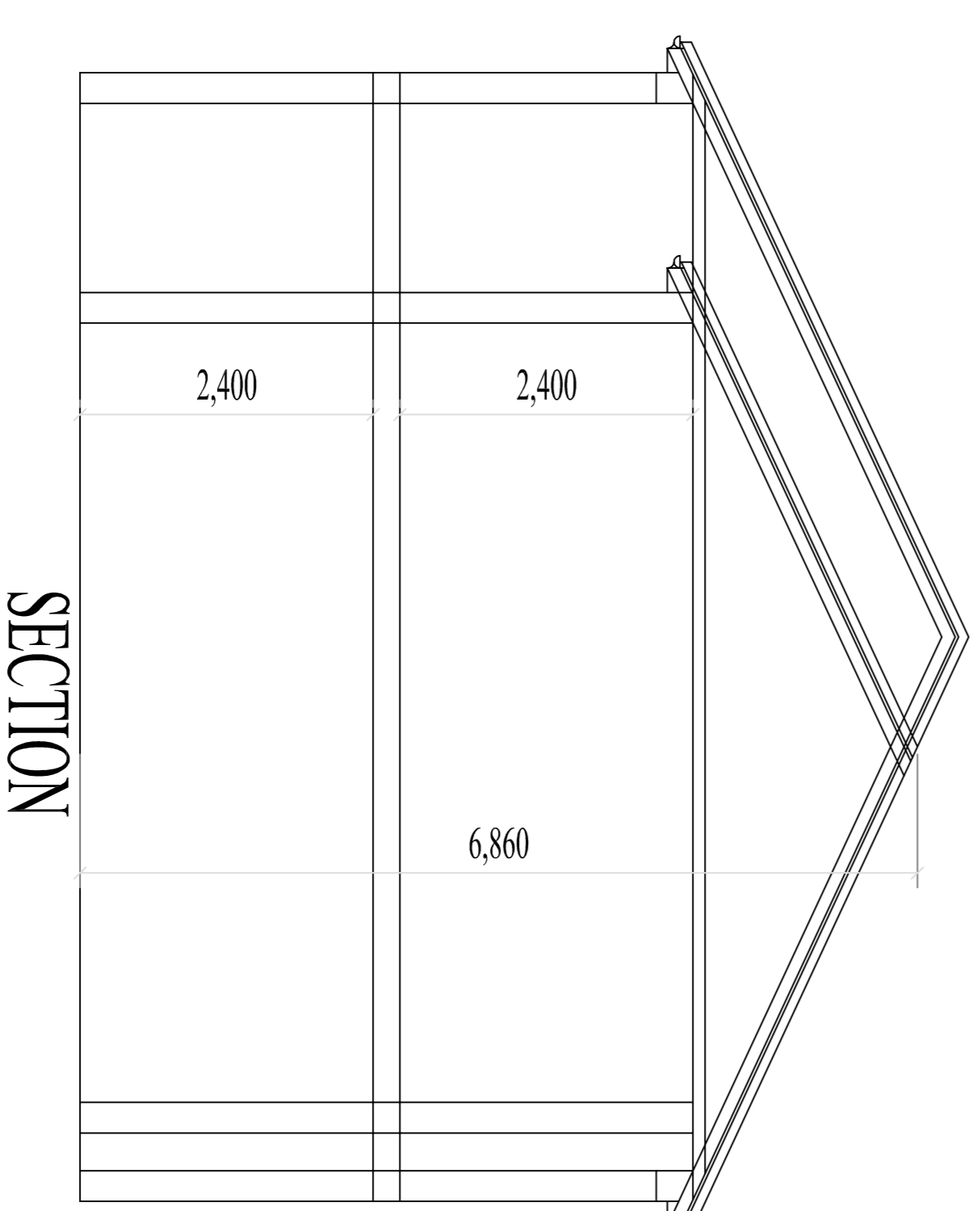
BLOCK PLAN 1:200



PROPOSED FIRST FLOOR PLAN  
Scale 1:50



PROPOSED GROUND FLOOR PLAN



SECTION

**LABC**  
Building for Conversion or Restoration  
Heritage award for Build 2009

**DBDS**  
ARCHITECTURAL TECHNICIANS  
CONCEPT 2000  
DESIGN AND DEVELOPMENT  
ESTABLISHED 1975

**DAVID BROKER DESIGN SERVICES**  
CONCEPT 2000  
DESIGN AND DEVELOPMENT  
ESTABLISHED 1975

**MR. ROWLAND**  
1964 PROPOSED FLOOR PLANS AND ELEVATIONS  
PROPOSED TWO STOREY SIDE EXTENSION FORMING EXTENDED  
KITCHEN, DINING AND BREAKFAST ROOM TO BE REMOVED

**26 WISTARIA ROAD**  
WISBECH  
CAMBS

Drawn: DBS	Checked:
Project: PE13381	Revision No.:
Scale: 1:50 @ A1	Date: MAY 14

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