

Application Number: FYR14/0478/F

Other

Parish/Ward: Wisbech/Kirkgate

Date Received: 12 June 2014

Expiry Date: 7 August 2014

Applicant: Mr & Mrs J Neave

Agent: Mr D Broker, David Broker Design Services

Proposal: Erection of a 2-storey side extension with balcony to existing dwelling involving demolition of utility/store.

Location: 24 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 and rear first-floor balcony to the existing dwelling at 24, Wistaria Road in Wisbech. The proposal involves the demolition of the existing utility and store area. 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. 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.

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.

LP16: Delivering and Protecting High Quality Environments across the District.

4. CONSULTATIONS

4.1 *Town Council:*

Application supported.

4.2 *FDC Assets and Projects:*

No response received at the time of writing this report.

4.3 *Kings Lynn (Adjoining Authority):*

No response received at the time of writing this report.

4.4 *Local Residents:*

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 utility and store building to the side. The proposal seeks to demolish this utility/store and covered passage 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 storey side element and the erection of a 2-storey side extension. The extension will provide a porch, kitchen and dinette at ground floor level and bedroom and one en-suite at first floor.

The front of the proposed extension will sit in line with the existing utility/store room and also with the neighbour's recently approved extension in the main, with the porch coming out to sit almost in line with the front elevation of the dwelling.

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.

Whilst the proposal is largely acceptable in terms of the overall layout and design, a balcony has been proposed to the rear elevation at first floor level. This is approximately 1 metre in width allowing room for the occupants to stand out on the balcony. It is noted that there are no dwellings directly to the rear of the proposal however the introduction of a balcony in this instance will change the residential impacts of the development and is likely to result in overlooking to both adjacent dwellings either side of the site. The balcony would allow views into both adjoining rear gardens and as such would not be acceptable in residential amenity terms. The Agent has been notified of these concerns and has been requested to consider a Juliet balcony rather than a full balcony. This would allow the same level of light and air without resulting in overlooking and loss of privacy. An alternative option would be to raise the sides of the balcony with an obscure material so that the only view out would be directly over the applicants' garden and not to either side. The views of the Agent and applicant in relation to the requested amendment will be updated at Committee.

Subject to the removal or amendment of the balcony element 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, subject to the requested amendments to the proposed balcony, 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 Subject to:

- i) Receipt of satisfactory amended plans to alter the proposed balcony.**

- 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 eastern side elevation of the development hereby approved.**

Reason – To protect the amenities of the adjoining properties.

4. **Approved Plans**



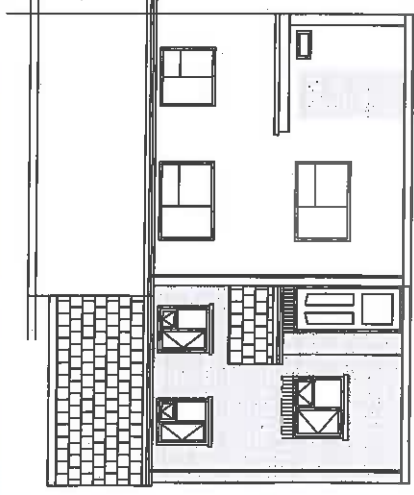
Created on: 30/06/2014

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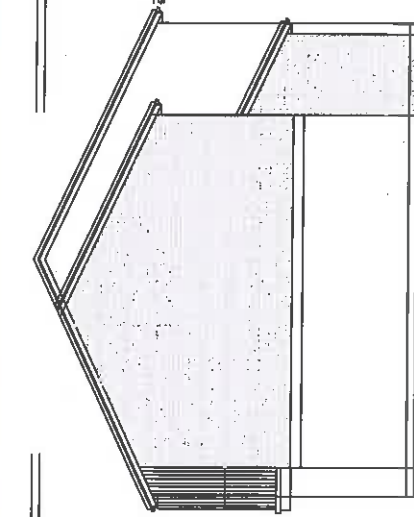
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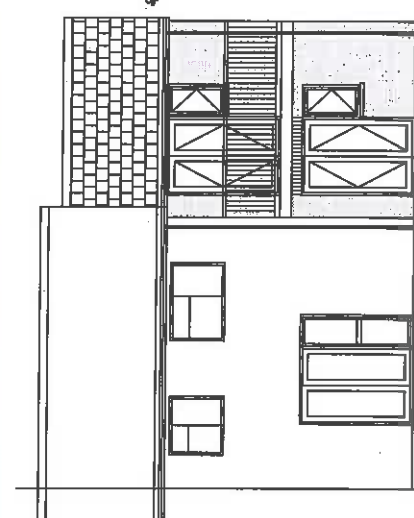




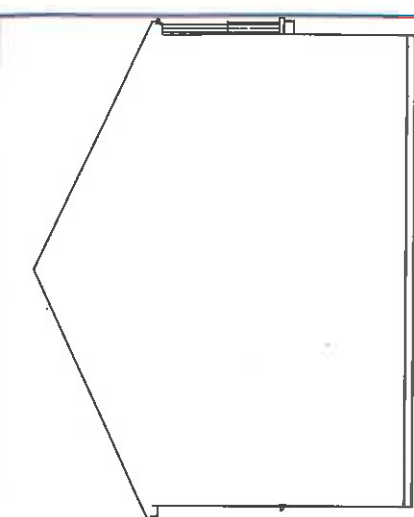
PROPOSED FRONT ELEVATION
Scale 1:50



PROPOSED SIDE ELEVATION EAST
Scale 1:50



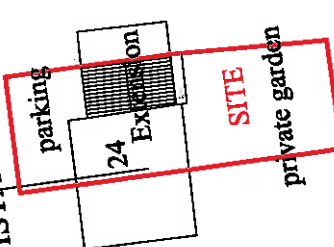
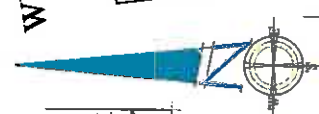
PROPOSED REAR ELEVATION
Scale 1:50



PROPOSED SIDE ELEVATION WEST



LOCATION PLAN 1:1250



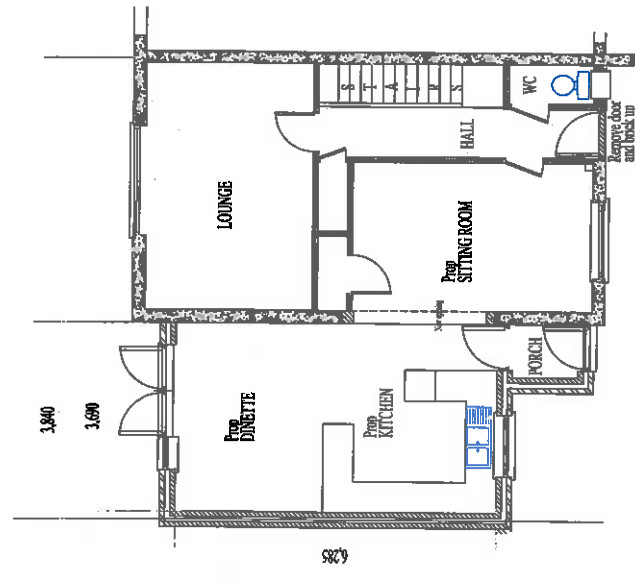
LABC
Building design services

DBDS
DAVID BAKER DESIGN SERVICES ARCHITECTS LTD
CONSULTANT DEVELOPMENT LTD

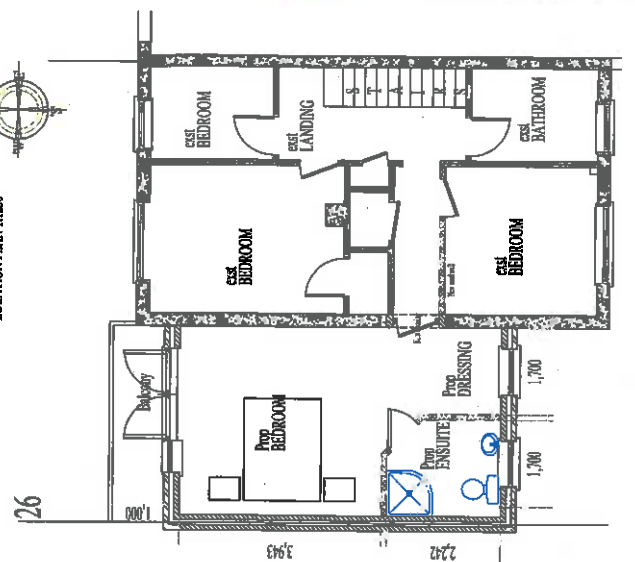
BLOCK PLAN SCALE 1:200

DATE: 20/01/14
DRAWN: MARY H
CHECKED: MARY H
PROJECT: PROPOSED FLOOR PLAN AND ELEVATIONS
ADDRESS: 24 WISTARIA ROAD, WISTARIA, WIMBORNE, DORSET, BH21 3JH

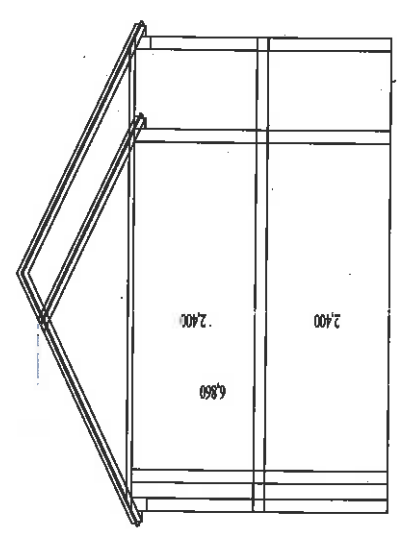
ALL FACING MATERIALS TO MATCH EXISTING



PROPOSED GROUND FLOOR PLAN Scale 1:50



PROPOSED FIRST FLOOR PLAN Scale 1:50



SECTION
Scale 1:50