

AGENDA ITEM NO. 7

Application Number: F/YR14/0663/F
Other
Parish/Ward: Tydd St Giles/Roman Bank
Date Received: 20 August 2014
Expiry Date: 14 November 2014
Applicant: Mr M Cooper
Agent: Miss G Humphrey, Peter Humphrey Associates

Proposal: Erection of a 2-storey rear extension to existing dwelling and conversion of garage to living accommodation, at 26 Cornfields, Church Lane, Tydd St Giles

Site Area: 0.06ha

Reason before Committee: Due to the number of local objections received

1. EXECUTIVE SUMMARY/RECOMMENDATION

The application seeks full planning permission for the erection of a 2-storey rear extension to existing dwelling and conversion of garage to living accommodation.

The key considerations for this application are:

- (a) Principle and policy implications
- (b) Design, layout and impact on residential amenities
- (c) Health and wellbeing
- (d) Economic development

The proposal is considered to be acceptable in terms of its scale and design and the materials used will match the existing building. The scale, siting and position of fenestration are such that neighbouring residential amenities will not be compromised as a result of the proposal. Sufficient parking is available to the front of the site and an acceptable amount of private amenity space will remain to serve the property. It is therefore considered that the proposal complies with policies of the Development Plan and approval is recommended accordingly.

2. HISTORY

F/92/0076/F – Erection of 2 x 3-bed bungalows and 4 x 3-bed bungalows with garages and 6 x 4-bed houses with integral garages (substitution of dwellings types) - Granted 17/03/1994 (Committee decision)

F/0125/88/F – Erection of 25 bungalows and 4 houses - Granted 24/07/1989

3. **PLANNING POLICIES**

3.1 **National Planning Policy Framework:**

Paragraph 2: Planning law requires that applications 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 58: Development should respond to local character and be visually attractive as a result of good architecture and landscaping.

3.2 **Fenland Local Plan 2014:**

LP1: A Presumption in Favour of Sustainable Development

LP2: Facilitating Health and Wellbeing of Fenland Residents

LP3: Settlement Hierarchy

LP15: Facilitating the Creation of a More Sustainable Transport Network in Fenland

LP16: Delivering and Protecting High Quality Environments

4. **CONSULTATIONS**

4.1 ***Parish/Town Council:***

Cannot support as it would block light from neighbour property.

4.2 ***North Level Internal Drainage Board:***

No comment to make.

4.3 ***Neighbours:***

Letters of objection received from 12 addresses. Comments on the proposal as follows:

- Unacceptable in terms of visual impact;
- Overbearing and unsightly;
- Overshadowing and loss of light to neighbouring property and garden;
- Loss of privacy given proximity to neighbouring bedroom window;
- Conflict with policy LP16 in view of loss of daylight;
- The development is for the sake of it rather than to reflect a need;
- The applicants do not own the house;
- The reason for the extension is for more accommodation yet it will reduce the number of bedrooms from 4 to 3;
- Precedent;
- Out of character with neighbouring properties;
- Loss of view to rear fields;
- Planning regulations will be compromised;
- The size of the proposal is too large given the proximity to neighbouring properties;

- The design and layout is out of keeping with the surroundings;
- Out of line with the rest of the dwellings;
- Light pollution;
- Out of proportion with original size of property;
- Damage to neighbouring boundaries;
- Surface water drainage and flooding;
- Damage on sewerage and pipework from construction vehicles;
- Highway safety implicated as a result of construction vehicles;
- Suggestion that the proposal will be a commercial base given the office on the ground floor;
- No room for construction given the proximity to the neighbouring boundary;

5. **SITE DESCRIPTION**

- 5.1 The site is located on the eastern side of Church Road, approximately 90m from the junction with Newgate Road. The existing building on site is a detached 2-storey dwelling which has an integral single garage. The dwelling is set back within the site and has a long driveway capable of accommodating approximately 4 cars. The area is residential in character with open fields to the rear of the site. There is a bungalow to the immediate north of the site, which is positioned slightly forward of the application dwelling. A handed version of the existing dwelling occupies the plot to the immediate south.

6. **PLANNING ASSESSMENT**

- 6.1 The application seeks full planning permission for the erection of a 2-storey rear extension to existing dwelling and conversion of garage to living accommodation.

The key considerations for this application are:

- a) Principle and policy implications
- b) Design, layout and impact on residential amenities
- c) Health and wellbeing
- d) Economic development

a) Principle and policy implications

The application is a householder development for a 2-storey rear extension and conversion of an integral garage. Policy LP16 of the Fenland Local Plan 2014 requires high quality environments to be delivered and protected through the district. It states that proposals for extensions and alterations will only be permitted if relevant criteria set out in the policy is met. These criteria, amongst others, include the requirement for developments to not adversely impact the character of the surrounding area in terms of design or scale (part d) and to not adversely impact on the amenity of neighbouring users such as loss of privacy and loss of light (part e).

b) Design, layout and impact on residential amenities

Two-storey rear extension:

Measurements:

The extension comprises of a ground floor extension measuring 9 x 4.6m and 2.6m to the eaves height. The first-floor section is stepped in from the ground floor extension and measures 6.8 x 5m with a total height of 6.3m.

Street scene:

The rear elevation of the ground floor element of the extension will be set 6.5m beyond the rear elevation of the neighbouring property to the north and 5m beyond the rear elevation of the neighbouring property to the south. The rear elevation of the first floor element of the extension will be set 5m beyond the rear elevation of the neighbouring property to the north and 3m beyond the rear elevation of the neighbouring property to the south. Given the limited rearward projection of the proposed development it is not considered that it would be detrimental to the visual amenities of the locality in accordance with policy LP16.

Design:

The size and appearance of the extension is considered to respect the scale and character of the original building. The extension will have a fully hipped roof and the windows and doors will be located on the rear elevation. The materials used to finish the extension will match those on the existing building. The materials will be safeguarded by a condition if planning permission is granted. It is therefore considered that the extension complies with part (d) of policy LP16.

Privacy:

The rear window position is such that overlooking of the immediate neighbouring private amenity areas will not occur. It is therefore considered that the extension complies with part (e) of policy LP16.

Overshadowing and overbearing impact:

It is considered that undue overshadowing and loss of light is unlikely to occur given the length of the extension (4.6m on the ground floor and 3m on the first floor) and the distance of the extension from the neighbouring boundaries (at least 1m on the ground floor and 2m on the first floor). The design of the extension with the first-floor element set in serves to reduce the impact of the proposal on the neighbouring dwellings. In addition no windows are proposed to either side of the extension and therefore no concerns are raised in relation to an overbearing effect. With the above in mind it is considered that the potential for overshadowing neighbouring properties is not sufficient to warrant a refusal of the application. It is therefore considered that the extension complies with part (e) of policy LP16.

Amenity area

A large amount of rear garden space will remain to serve the existing property following the extension. The proposal therefore satisfies part (h) of policy LP16.

Garage conversion:

Part of the proposal involves the conversion of the garage to form a dining room which includes bricking up the garage door and the insertion of a window.

Parking:

The loss of the garage for parking purposes is acceptable given that there is ample parking available to the front of the site. The conversion therefore complies with policy LP15.

Design:

Visually, the impact of the conversion will be negligible and neighbouring amenities will not be compromised given the location of the window and the nature of the use which will remain residential. It is therefore considered that the garage conversion complies with part (d) of policy LP16.

c) Health and well being

The proposal is for a householder extension and garage conversion and therefore provides no health and well being benefits in the context of policy LP2 of the Fenland Local Plan 2014.

d) Economic development

There are no implications for economic growth.

7. CONCLUSION

- 7.1 The proposal is considered to be acceptable in terms of its scale and design and the materials used will match the existing building. Whilst there is a difference in the rear of the neighbouring properties, the scale, siting and position of the rear extension together with the fenestration are such that neighbouring residential amenities will not be compromised as a result of the proposal. Sufficient parking is available to the front of the site and an acceptable amount of private amenity space will remain to serve the property. It is therefore considered that the proposal complies with policies of the Development Plan and approval is recommended accordingly.

8. RECOMMENDATION

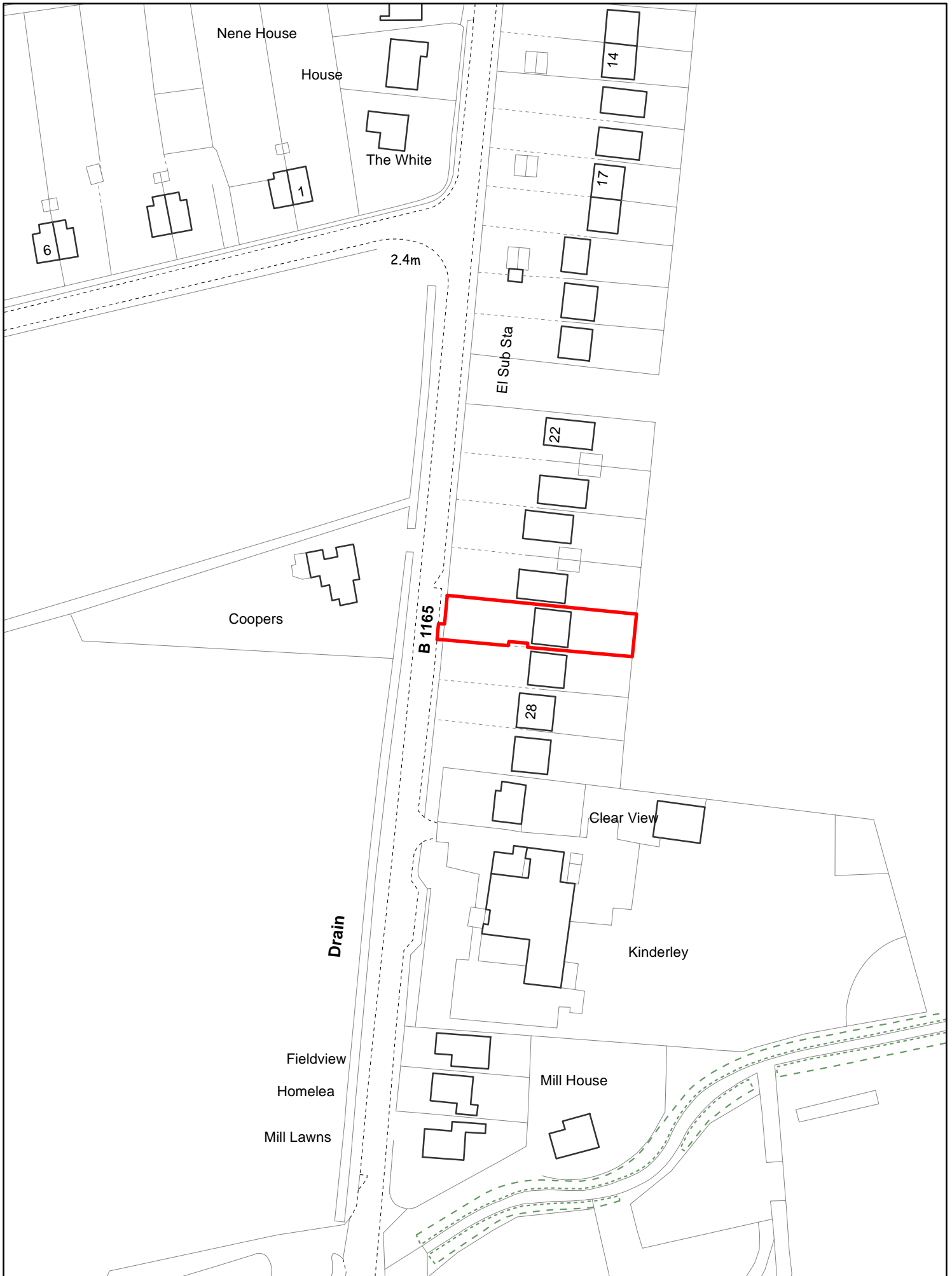
Grant

1. **Start date**
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**



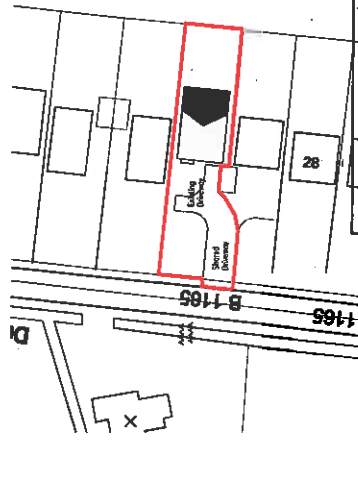
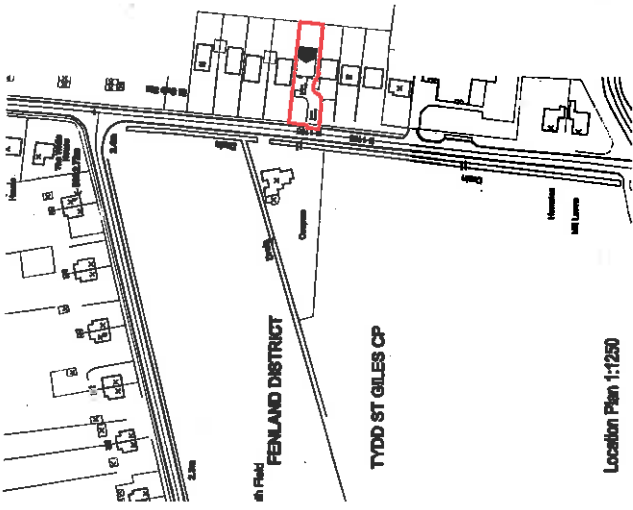
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Scale = 1:1,250



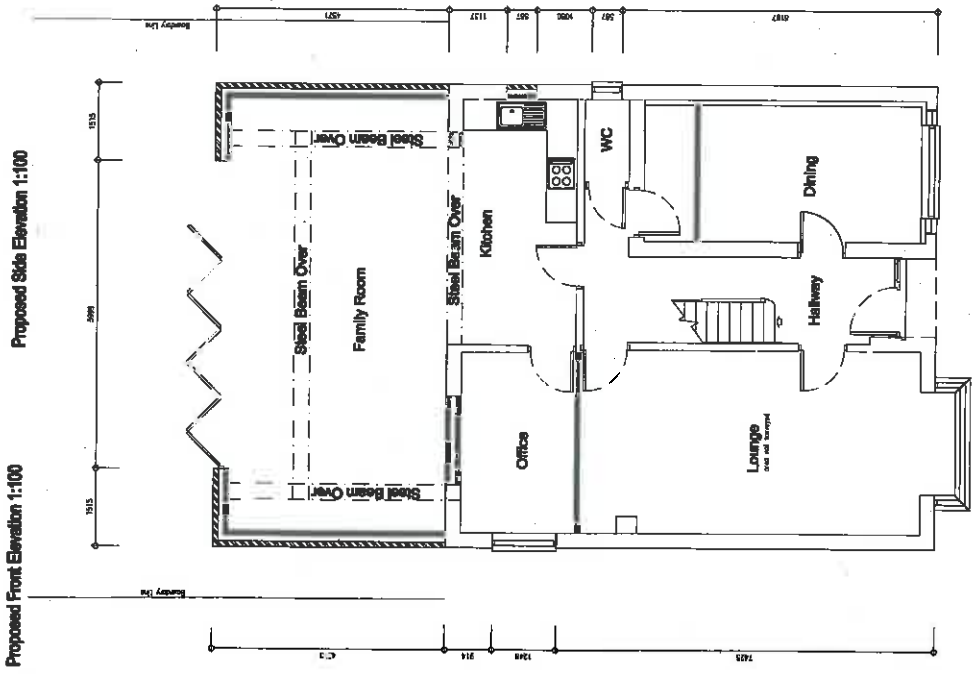
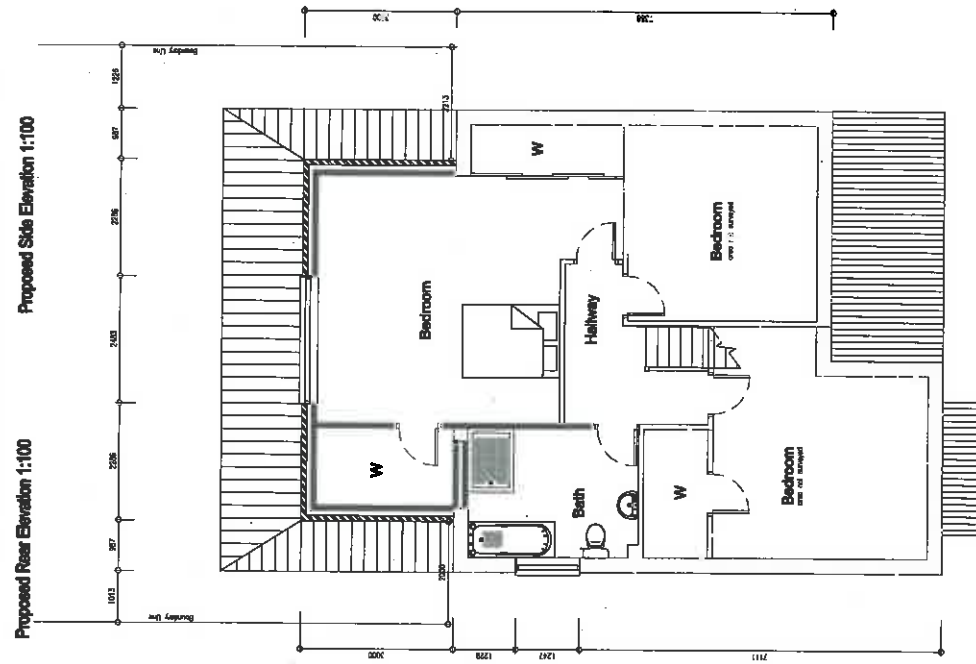
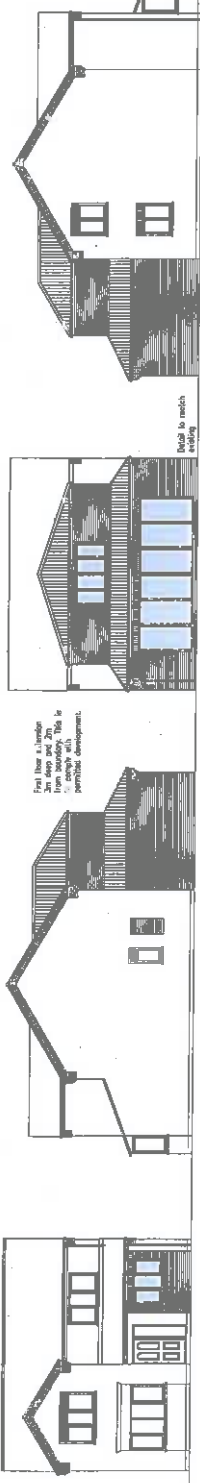


Decker Humphrey Associates Ltd.
ARCHITECTURAL DESIGN AND BUILDING

Project: Rear Extension
Site: Cornfields
Church Lane
Tydd St Giles
PE18 8LX

Proposed
Client: Mr Cooper

DATE: 08/04/04
SCALE: As Shown
JOB NO: S160MPLD716



Proposed First Floor Plan 1:50

Proposed Ground Floor Plan 1:50