

Application Number: FYR14/0935/F
Other
Parish/Ward: Parson Drove/Wisbech St Mary
Applicant: Mr L Allen
Agent: David Broker Design Services

Proposal: Erection of a detached car port to front of existing dwelling
Location: 331 Main Road, Parson Drove

Site Area: N/A

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

1.0 EXECUTIVE SUMMARY/RECOMMENDATION

This application seeks full planning permission for the erection of a detached car port situated to the front of the dwelling in the south-western corner of the plot.

Having given due consideration to the scheme proposals, it is concluded that the scheme has no implications in amenity 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.

2.0. PLANNING POLICIES

2.1 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

2.2 Fenland Local Plan:

LP16 – Delivering and Protecting High Quality Environments across the District

3. HISTORY

F/YR11/0616/RM	Erection of a 2-storey 4-bed dwelling with attached 2-bed annexe	Approved 29.09.2011
F/YR08/0680/O	Residential development (0.108 ha – 2 dwellings)	Granted 11.09.2008

4. **CONSULTATIONS**

- 4.1 **Parish/Town Council:** Not yet received
- 4.2 **North Level Internal Drainage Board:** Not yet received
- 4.3 **Local Residents:** None received

5. **SITE DESCRIPTION**

- 5.1 The site comprises a detached two storey dwelling. The area is characterised by individual detached properties with the immediate neighbour to the east being of similar form and scale.

6. **PLANNING ASSESSMENT**

6.1 **Nature of Application**

This application seeks full planning permission for the erection of a detached car port situated to the front of the dwelling in the south-western corner of the plot. It will have dimensions of 5.850 metres wide x 5.500 metres deep and a ridge height of 3.5 metres and an eaves height of 2.3 metres. It will be constructed from dark stained feather edged boards with an open side to the east. The roof will be formed from double concrete pantiles in farmhouse red to match the existing dwelling. The carport will provide two covered parking spaces on site and will not compromise existing on site turning arrangements. Ample parking is available on site to serve the dwelling and annexe (a minimum of 3-independent spaces)

- 6.2 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 given the positioning of the car port structure.
- 6.3 Whilst the car port will sit forward of the existing dwellings in this section of Main Road this is not uncharacteristic of other development along the road which is interspersed with structures and outbuildings in a forward position sporadically throughout its length. The car port will be further assimilated by existing landscaping along the eastern boundary of the adjoining property.
- 6.4 The roof materials will follow those of the main dwelling and whilst timber feather edged boarding is to be used in the main construction this will serve to denote the car port as subservient to the main unit. The use of timber boarding in the construction of outbuildings is common throughout the fens and does not represent any issues.
- 6.5 It is considered therefore that the development does not adversely impact, either in design or scale terms on the street scene, or neighbouring amenity.

7. CONCLUSION

- 7.1 This proposal does not have any adverse impact upon residential amenity and is of an appropriate design, 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

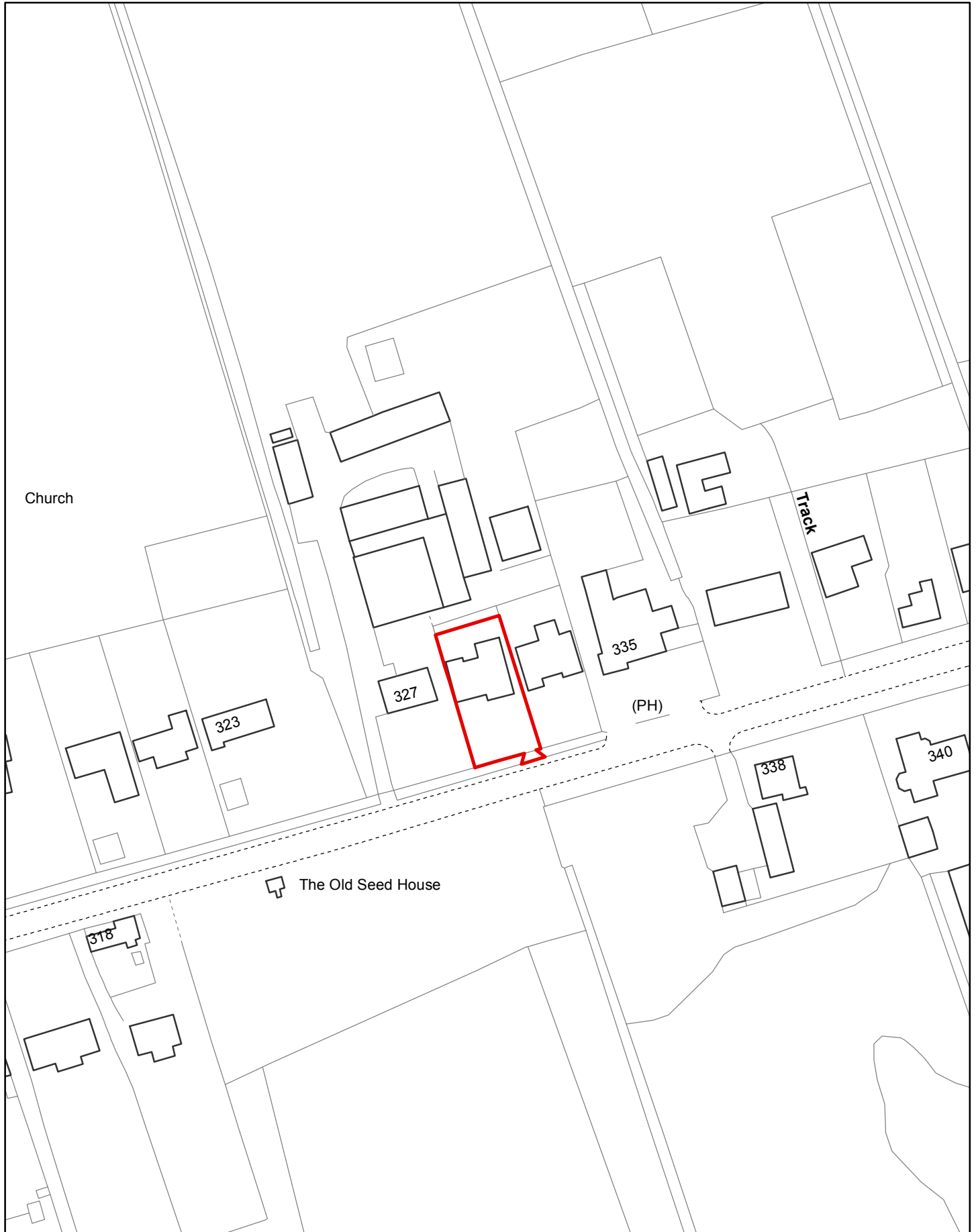
- 1 The development permitted shall be begun before the expiration of 3 years from the date of this permission.**

Reason - To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby approved shall be finished in materials as specified on drawing number 1494 date stamped 24th November 2014, 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**



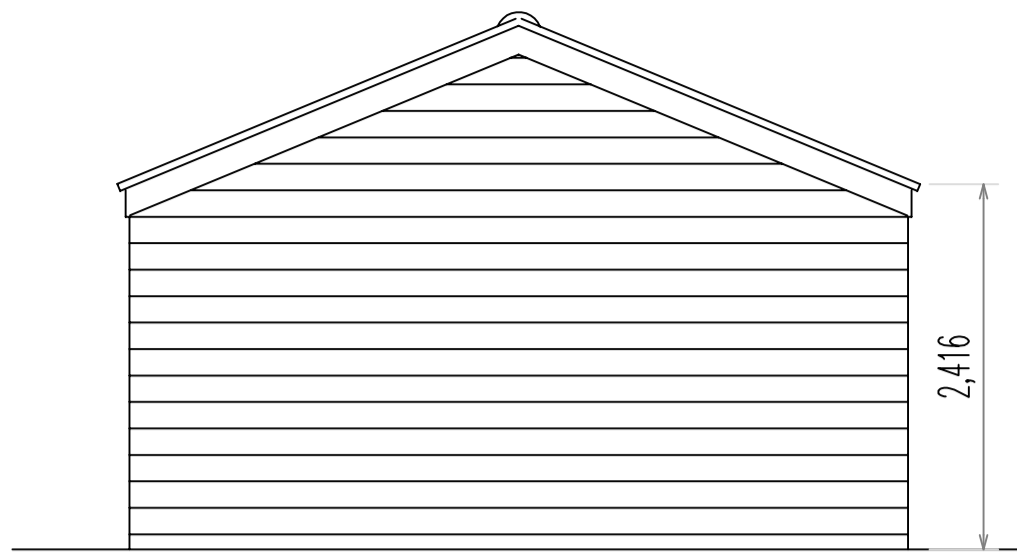
Created on: 04/12/2014

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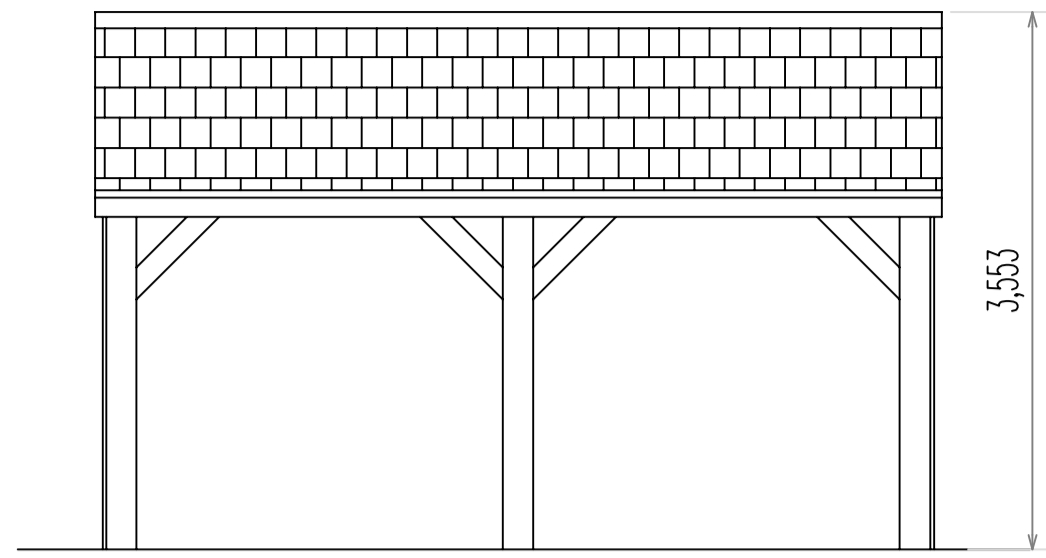
F/YR14/0935/F

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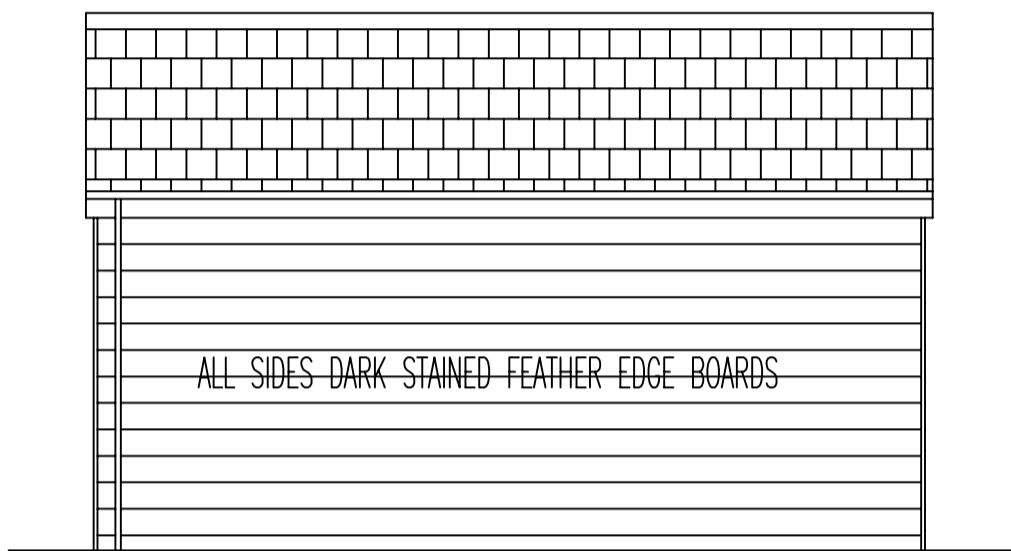


NORTH ELEVATION

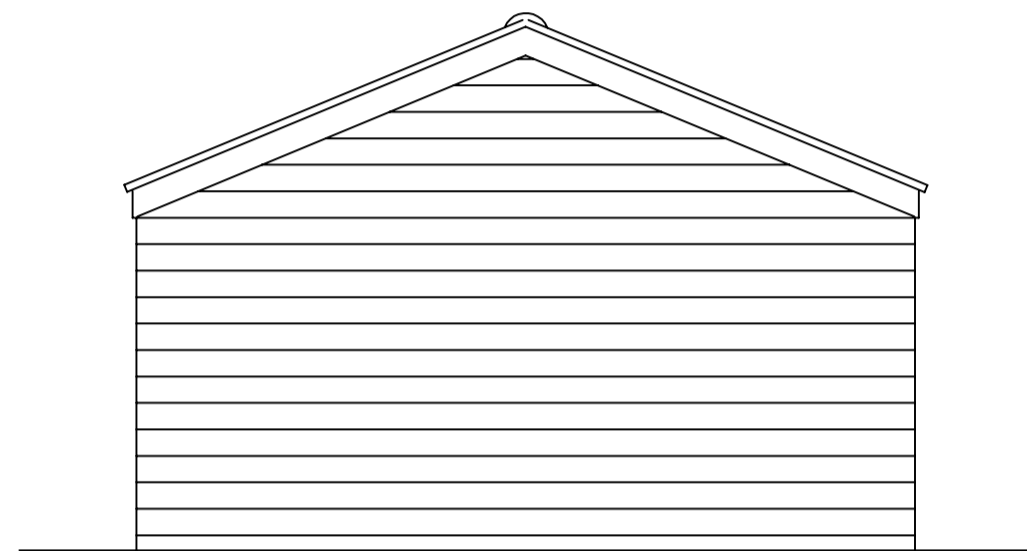


EAST ELEVATION

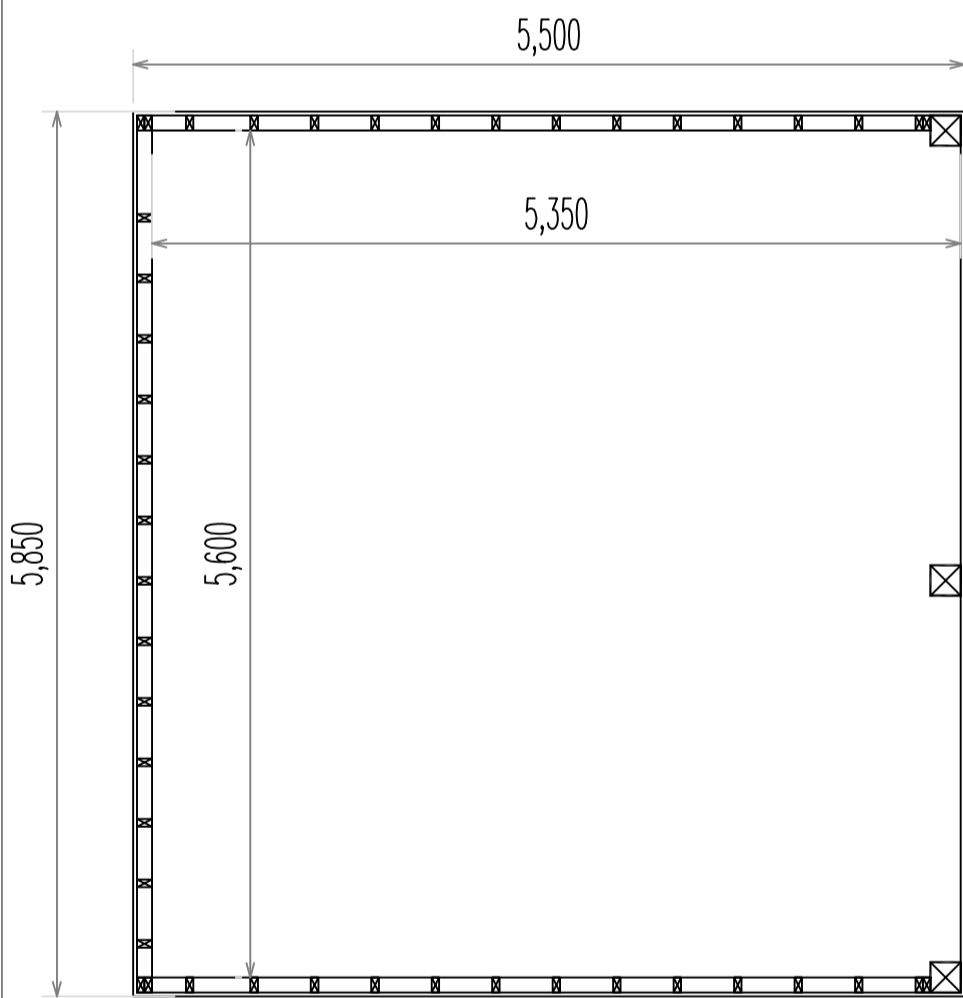
ROOF TILES – CONCRETE DOUBLE PANTILES FARMHOUSE RED



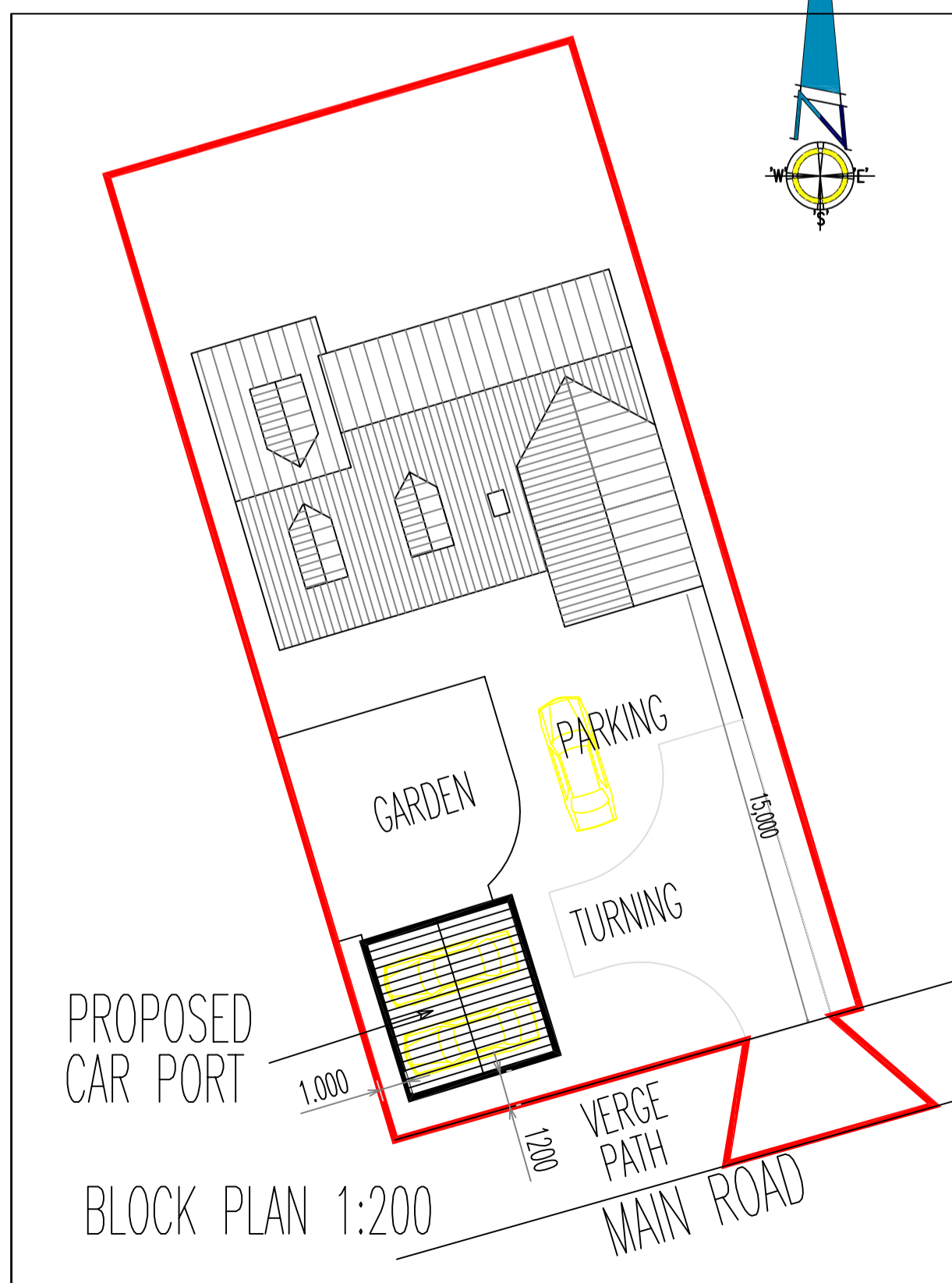
FRONT/ROADSIDE ELEVATION



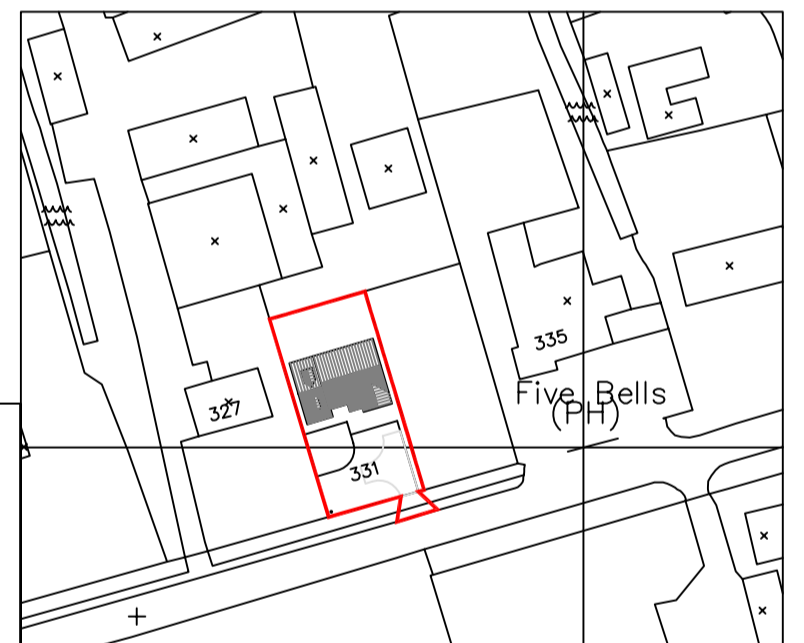
WEST SIDE ELEVATION



FLOOR PLAN



BLOCK PLAN 1:200



LOCATION PLAN 1:1250

Building Design Awards
 Winner, Heritage award 2010 for Conversion or Renovation
 Highly commended 2010 for Conversion or Renovation
 Highly commended 2009 Heritage award New Build

Rev	Purpose	By	Date
-	-	-	-

DBDS

DAVID BROKER DESIGN SERVICES ARCHITECTURAL TECHNICIANS
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Client: L. ALLEN

Drawing No: 1494 CAR PORT GA PLAN

Project: PROPOSED DETACHED CAR PORT

Site: 331 MAIN ROAD PARSON DROVE

Postcode: PE13 4LF Drawn: DB Checked: -

Scale: 1:50 @ A1 Date: NOV 14 Revision No: -

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