

Application: F/YR14/0990/F
Minor
Parish/Ward: March Town Council/March West

Applicant: Mr A Hollis
Agent: Morton & Hall Consulting Ltd

Proposal: Erection of 2-storey side and rear extensions involving the demolition of existing single-storey extensions and garage to existing dwelling
Location: Grange Cottage, Grange Road, March, Cambridgeshire

Reason before Committee: This application has been called in to planning committee by Cllr Mrs Jan French in support of the application as she considers the design is in keeping with the surrounding area, contrary to the Officers recommendation.

1. EXECUTIVE SUMMARY/ RECOMMENDATION

This application seeks full planning permission for the erection of a 2-storey side and rear extension involving the demolition of existing single storey extensions and a detached garage.

The key issues to consider are;

- Principle of development
- Scale and Appearance
- Other Considerations

The proposed development comprises of extensions of differing scales, architectural styles, roof pitches, ridge heights and fenestration which cumulatively results in a disproportionate and unsympathetic design to the host dwelling. This is considered to be detrimental to the character and appearance of the host dwelling and the location in general. The proposal is therefore contrary to policy LP16 of the Fenland Local Plan as it does not make a positive contribution to the local distinctiveness of the area or enhance the host dwelling's local setting.

The application is therefore recommended for refusal.

2. HISTORY

Of relevance to this proposal is:

- 2.1** F/YR14/0701/F Erection of 2-storey side and rear extensions involving the demolition of existing single-storey extensions and garage to existing dwelling.

Withdrawn 20 October 2014

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.
Section 7: Requiring Good Design

3.2 Emerging Fenland Core Strategy:

LP1: Presumption in favour of Sustainable Development
LP2: Health & Wellbeing
LP12: Rural Development
LP16: High Quality Environments

4. CONSULTATIONS

4.1 *Town Council*

Recommend Approval

4.2 *Middle Level Commissioners (IDB)*

No comment received at time of report

4.3 *Local Residents*

2 letters of support received

5. SITE DESCRIPTION

5.1 The site lies in the open countryside approximately 1.8km from the core of the nearest settlement, March. The host dwelling is accessed via a single track road which serves 3 other dwellings in the immediate vicinity. The dwelling is therefore considered to be reactively remote in location. The site lies in Flood Zone 1.

The host dwelling is an early circa 19th Century 2-storey cottage. The dwelling has had various modifications over time including the erection of single storey extension and garage. The dwelling is relatively simple in design and typical to its open countryside location. The site is bordered by established trees and shrubs and sits within a large amenity space. Properties in the immediate vicinity consist of Ransonmoor Grange (south) – a large Victorian country house, Ravens Haven, a modern mock-Georgian (north) and Linwood Grange, a single storey farm dwelling. The area is therefore characterised by a mixture of isolated dwellings in the open countryside.

6. BACKGROUND

6.1 This is a resubmission of a previous application which was withdrawn following the officers advice that the proposal would not meet the requirements of LP16 in respect of good design due to the mixture of architectural styles, varying roof pitches and overall disproportionate scale. The applicant was advised that cumulatively, the proposal would not positively contribute to the local distinctiveness or character of the area and would not reinforce local identity thereby failing LP16.

The proposal has been resubmitted with minor improvements consisting of the removal of a dormer window and 2 rooflights.

7. PROPOSAL

The application seeks planning permission for the erection of 2-storey extensions to the north, west and north west of the host dwelling which will require the demolition of existing single storey extensions.

The northern element will provide a study/ bedroom, bathroom and lounge at ground floor with a bathroom and en-suite at first floor. The extension will link to the north-west element via a curved 2-storey section which includes a lounge area at ground floor and landing area at 1st floor.

The north west extension provides a utility and boot room at ground floor and further bedroom and en-suite at 1st floor level. Linking to this extension is a double garage with Gym over which includes rooflights and a porch canopy which runs connects to the aforementioned north extension.

The north western extension moves round to the west to provide a west wing with a kitchen at ground floor and master bedroom at 1st floor. This then links to a further wing pointing south west which provides a dining room at ground floor and en-suite over. The south-west wing element comprises of a modern, 2-storey high glazed gable with full height windows and rooflights. The west wing element incorporates a mock-Tudor style gable end facing south, with high level glazing below serving the lounge and master bedroom. The extension then returns back to the original dwelling which proposes a replacement porch on the southern facet over what would have been the original front door.

8. PLANNING ASSESSMENT

8.1 Key Issues

- Scale and Appearance
- Other matters

8.2 Principle of Development

Policy LP16 supports the principle of extending an existing dwellinghouse, provided it can be demonstrated that it meets the criteria listed under LP16 which addresses design and impact considerations.

8.3 Scale and Appearance

Policy LP16 supports residential extensions where it can be demonstrated that it meets the criteria listed under LP16 which seeks to ensure amongst other things, that it makes a positive contribution to the local distinctiveness and character of the area, enhances its local setting, responds to and improves the character of the local built environment and does not adversely impact upon the amenity of neighbouring users such as loss of privacy and light.

The host dwelling is located in a large plot, relatively isolated from neighbouring properties. Therefore it is considered that the proposed scale and design of the development will not adversely impact upon neighbouring amenity and satisfies the requirements of LP16 in this regard.

The proposed development comprises a series of extensions which wrap around the northern and western facets of the host dwellinghouse. The extensions incorporate a mixture of architectural styles including a contemporary 2-storey glazed gable, a mock-Tudor (Arts and Crafts) 2-storey gable end, a round 2-storey turret and modern 1½ storey garage with roof lights all within close proximity of each other. This mixture of architectural styles creates a confused appearance to the dwelling whose simple early 19th Century cottage style design is lost amongst the varying forms of the proposed extensions. Due to the varying styles and scales of the extensions and how they connect to each other and the host dwelling, the roofs have been designed at varying pitches and heights, which creates a cluttered appearance.

Notwithstanding this, the proposed extensions with the exception of the south west Dining Room wing, would sit higher than the ridge of the host dwelling and would therefore appear dominant and disproportionate to the existing dwelling.

It is considered therefore that the proposed extensions when read together against the host dwelling do not respect the character of the existing property and instead introduce a confused and visually intrusive appearance by virtue of the mixture of architectural styles, varying roof heights and pitches, mixture of fenestration and overall unsympathetic scale.

This results in development which does not improve the character of the local built environment, does not enhance the local setting of the host dwelling and therefore does not make a positive contribution to the local distinctiveness and character of the area thereby failing policy LP16 of the Fenland Local Plan and section 7 of the NPPF both of which focus on delivering good design.

9.0 Other Consideration

LP12 - Replacement Dwelling Policy

Given the scale of the proposed development and its dominance over the host dwelling, the development could be considered to be tantamount to the creation of a new dwelling in the open countryside. Policy LP12 (Part C) supports replacement dwellings subject to the proposal meeting 6 criteria. Criteria of relevance in this instance would be;

- (d) the replacement dwelling is of a design appropriate to its rural setting,
- (e) it is of a similar size and scale to the original dwelling.

It is considered that neither of these policy requirements would be met with the current development proposal as the size and scale of the proposal is significantly greater than the existing dwelling and the design is inappropriate to its rural setting.

Outstanding or Innovative Design

Whilst the proposal for a replacement dwelling significantly larger than the existing would not necessarily be supported by current policy, the size of the plot does indicate that a much larger dwelling could replace the existing without causing amenity harm to neighbouring properties. However, the support of such a proposal would rely on good design appropriate to its rural setting or in accordance with paragraph 63 of the NPPF where great weight should be given to outstanding or innovative design.

It is considered that none of the above requirements have been met with the current proposal.

10. Health and Wellbeing

Policy LP2 requires development proposals to positively contribute to creating a healthy, safe and equitable living environment, for example by creating a mix of homes to meet people's needs, promoting high levels of residential amenity and avoiding adverse impacts. The proposal would mostly satisfy the requirements of this policy; however it is considered that the inappropriate design would harm the rural setting of the dwelling which is considered to be an adverse impact contrary to the requirements of LP2.

11. Economic Growth

The development would be able to support a large family which could in turn support local services and the local economy in general

12. CONCLUSION

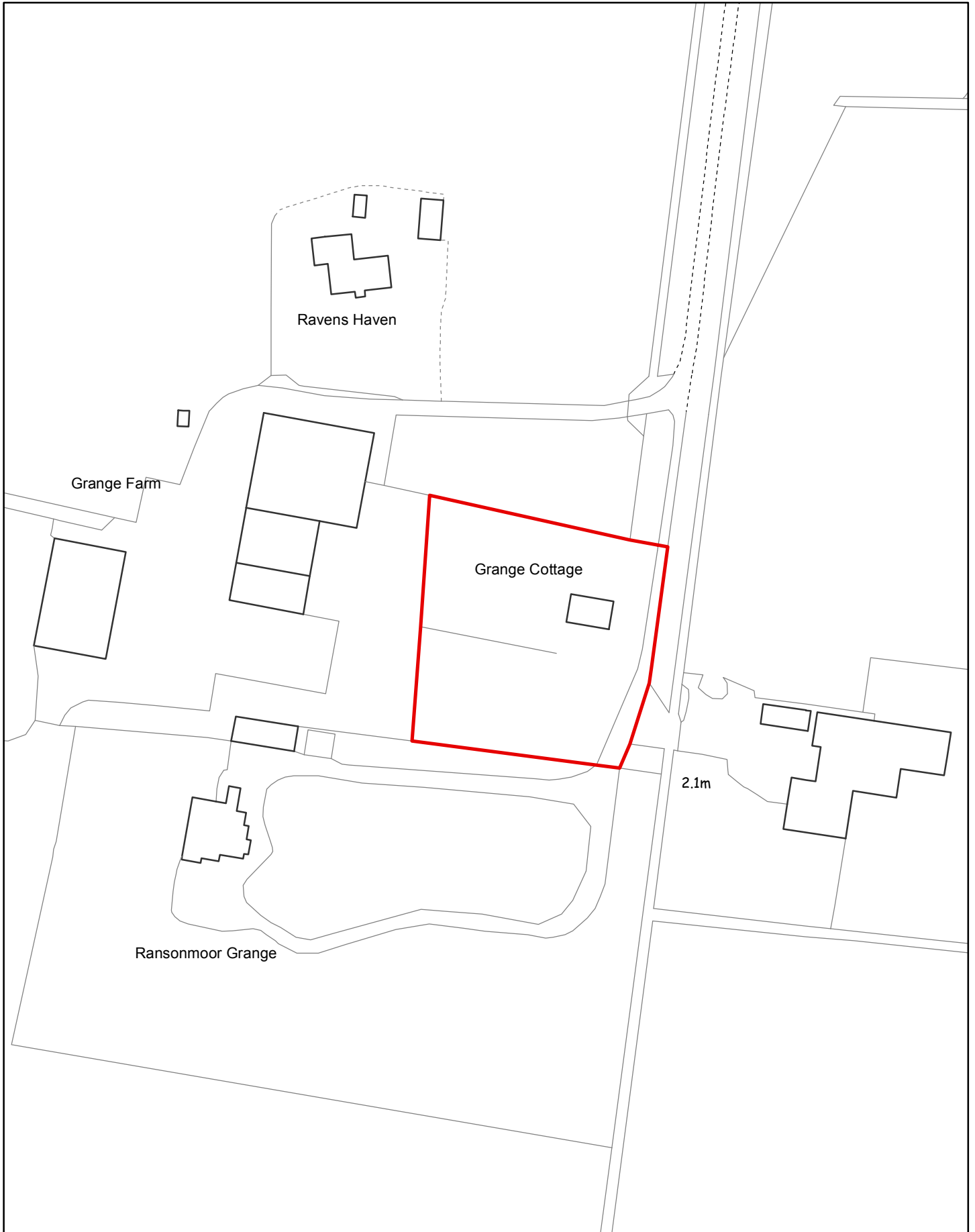
12.1 The application has been considered in-line with core planning principles of the National Planning Policy Framework and with policies LP1, LP2, LP12 and LP16 of the Fenland Local Plan 2014.

12.2 The proposed development comprises of extensions of divergent scales, architectural styles, varying roof pitches and ridge heights and differing fenestration which cumulatively results in a disproportionate and unsympathetic relationship to the host dwelling. This is considered to be detrimental to the character and appearance of the host dwelling and the location in general. The proposal is therefore at odds with LP16 of the Fenland Local Plan as it does not make a positive contribution to the local distinctiveness of the area or enhance the host dwelling's local setting.

13. RECOMMENDATION

13.1 Refuse for the following reason;

Policy LP16 seeks to ensure that development makes a positive contribution to the local distinctiveness and character of the area, enhancing its local setting and improving the character of the local built environment. The proposed development comprises of extensions of divergent scales, confused architectural styles, varying roof pitches and ridge heights and differing fenestration which cumulatively results in a disproportionate and unsympathetic design which is considered to be detrimental to the character and appearance of the host dwelling and the location in general. The proposal is therefore at odds with LP16 of the Fenland Local Plan as it does not make a positive contribution to the local distinctiveness of the area or enhance the host dwelling's local setting.



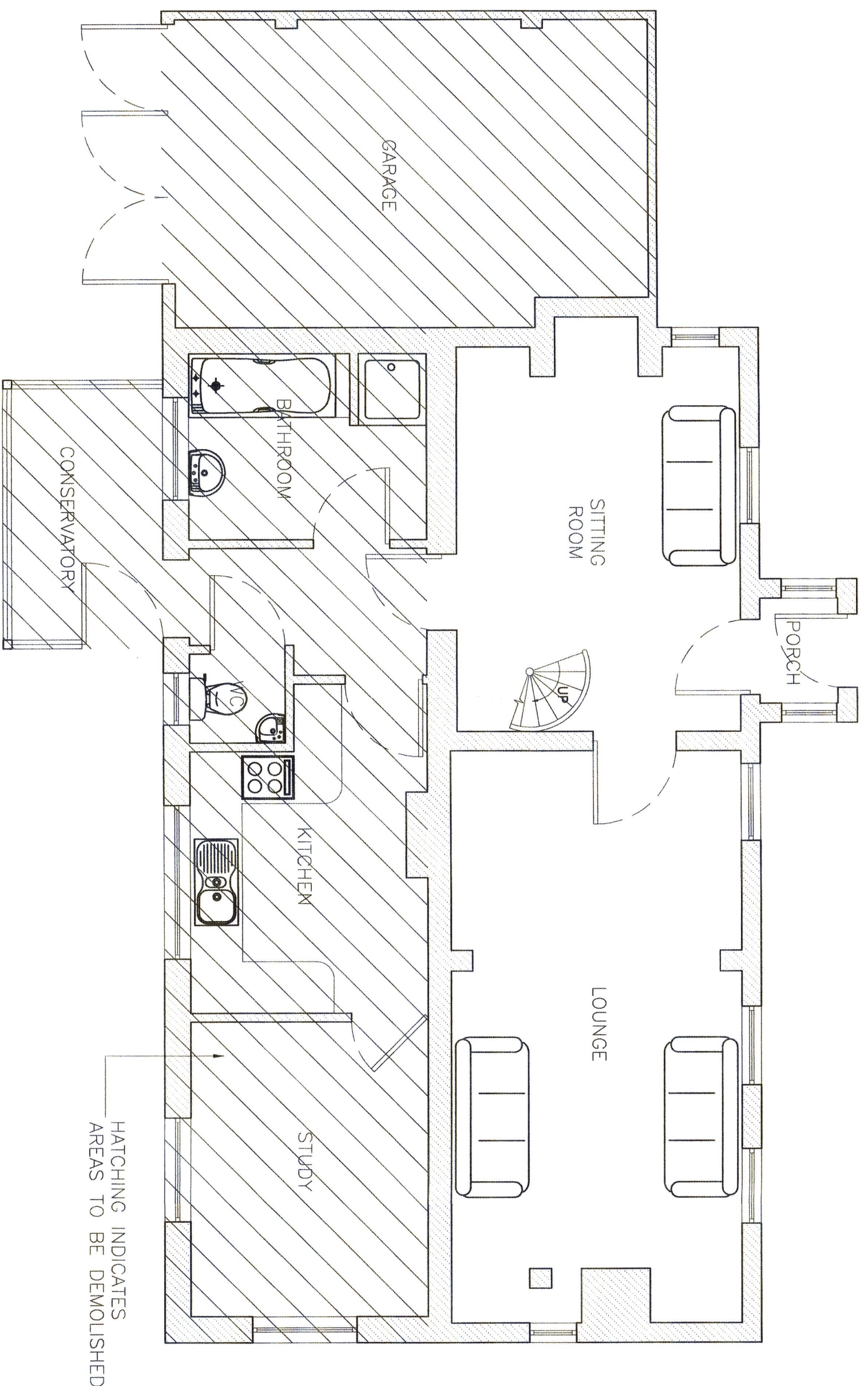
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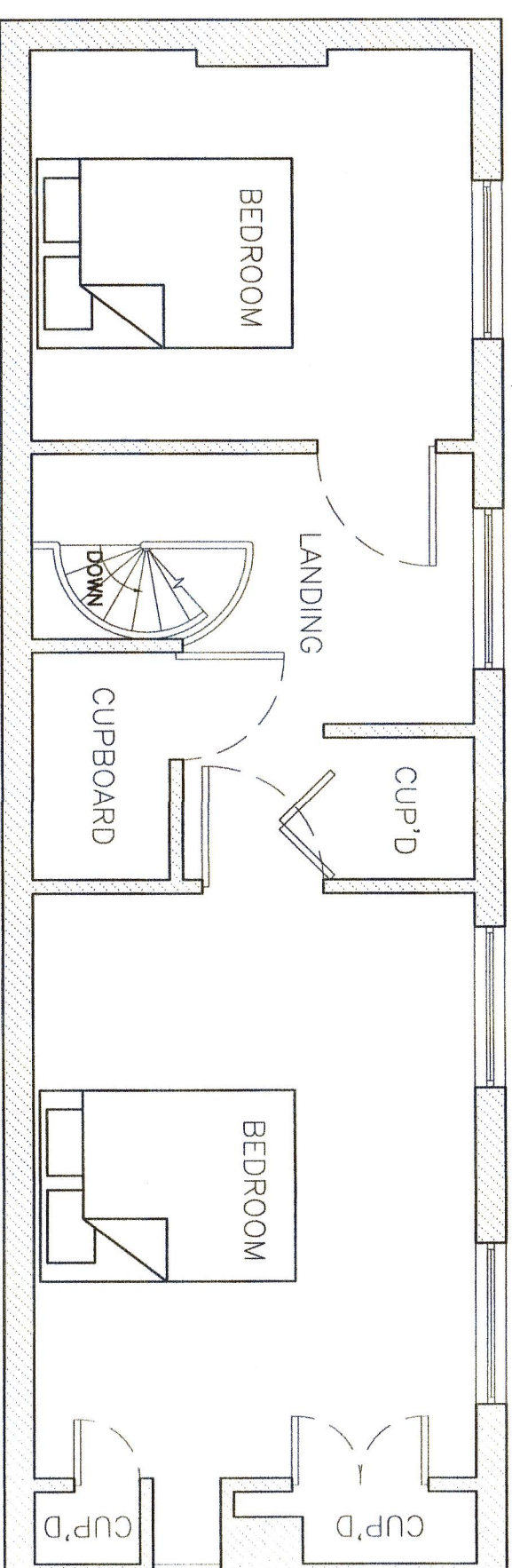
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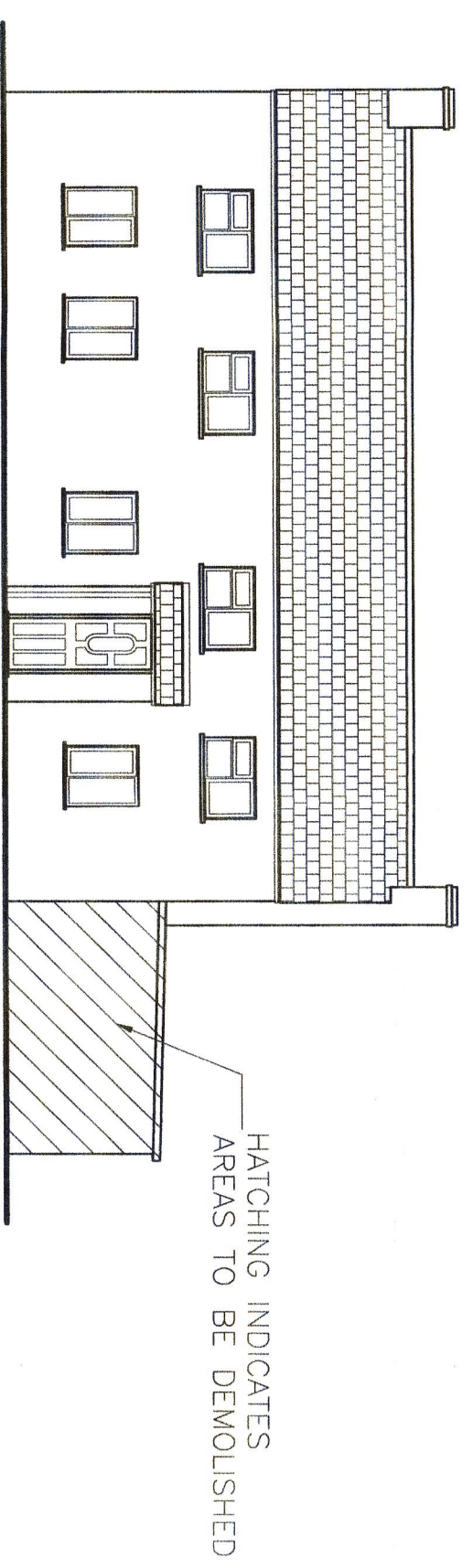




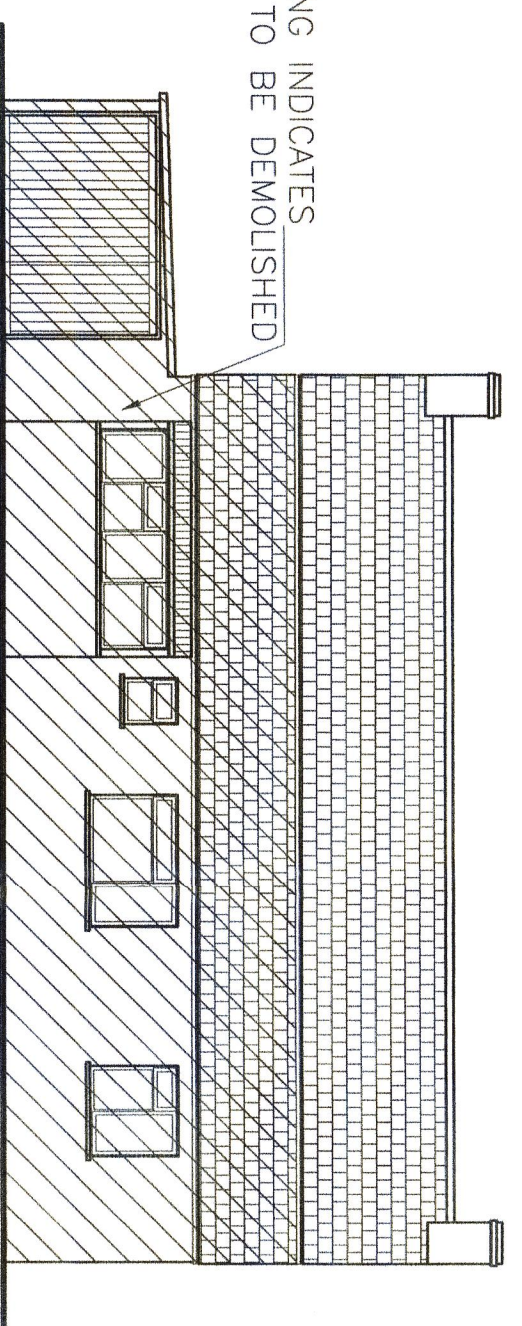
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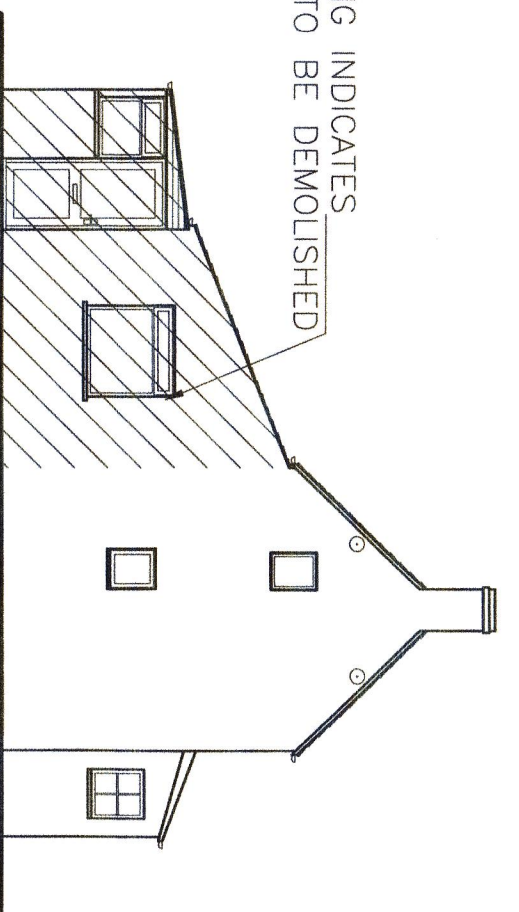
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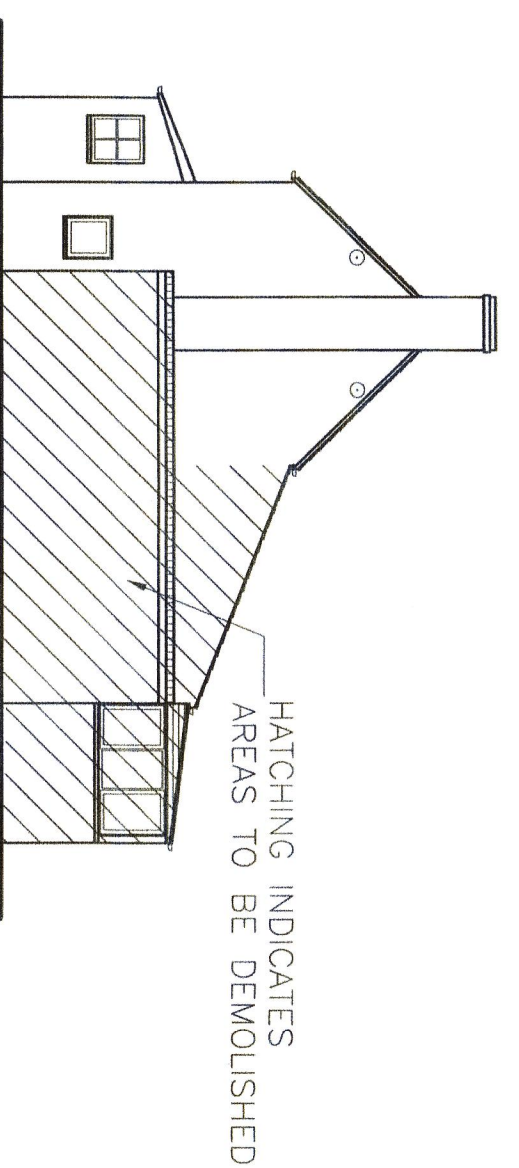
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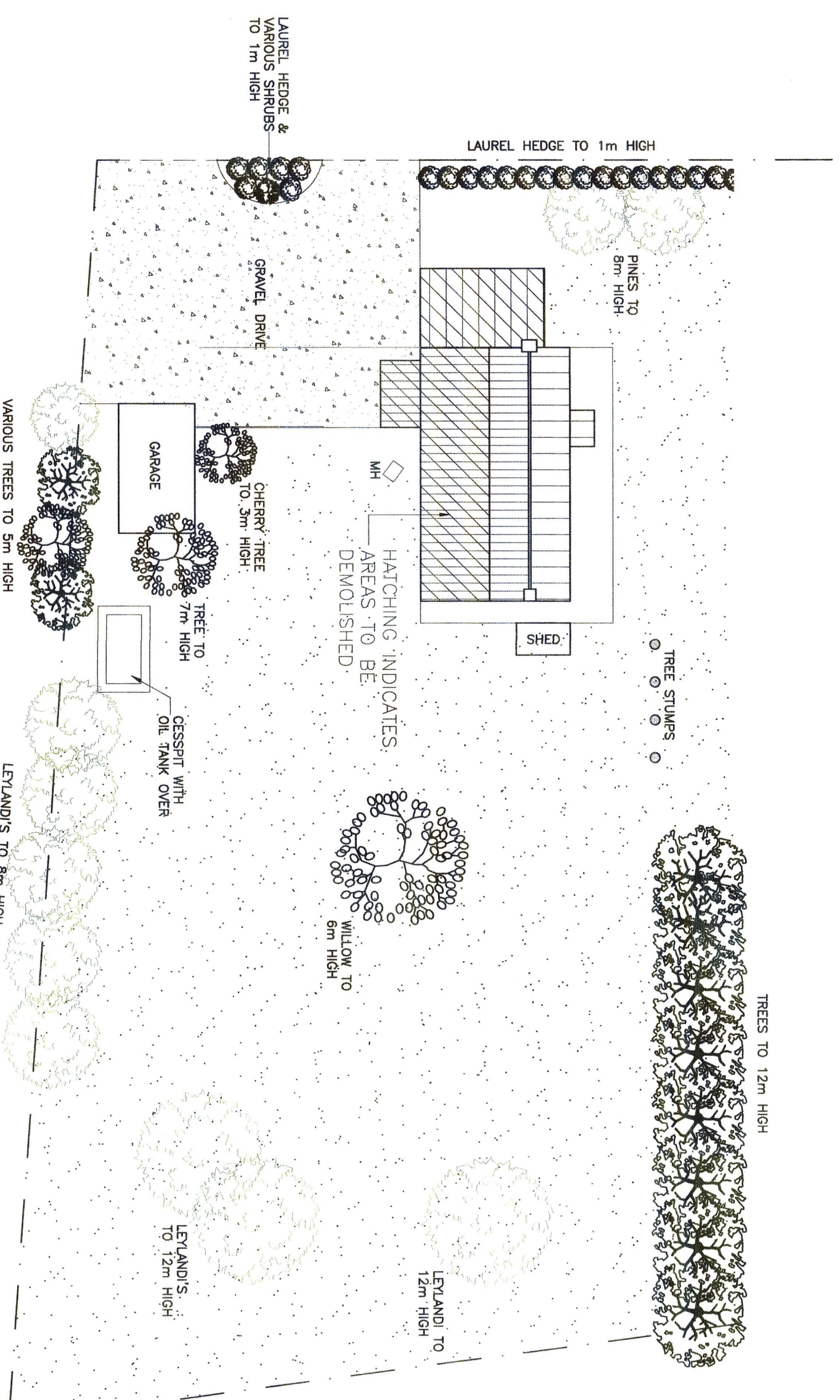
EXISTING REAR ELEVATION
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EXISTING LEFT HAND SIDE ELEVATION
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EXISTING RIGHT HAND SIDE ELEVATION
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EXISTING PART SITE PLAN
1:200

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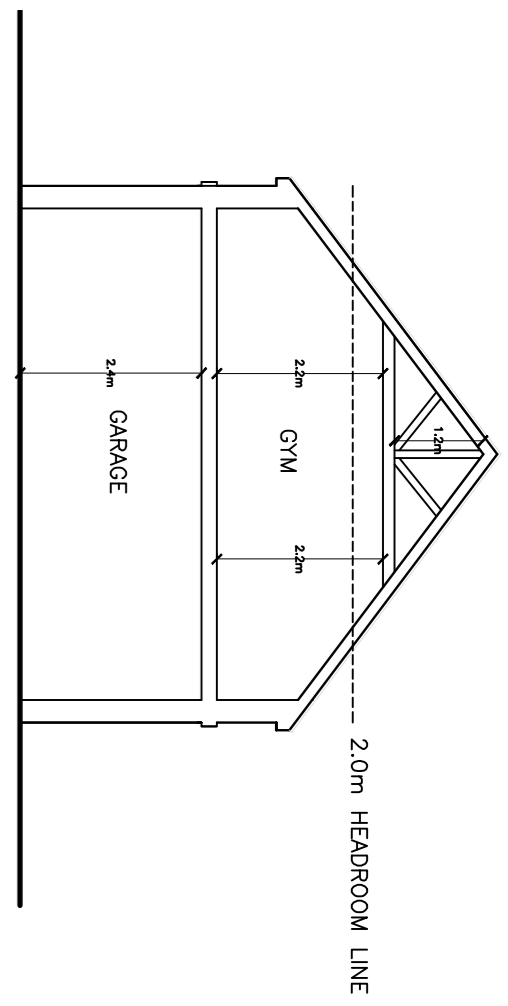
REVISIONS	DATE
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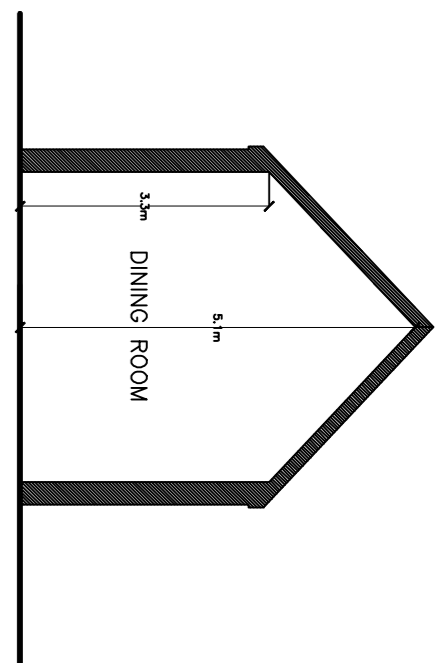
PERFORMANCE DESIGN BUILDING
Building Design Services
Building Excellence in

CLIENT: Mr Hollis
PROJECT: Proposed Extension at Grange Cottage Grange Road March
TITLE: Existing Arrangement

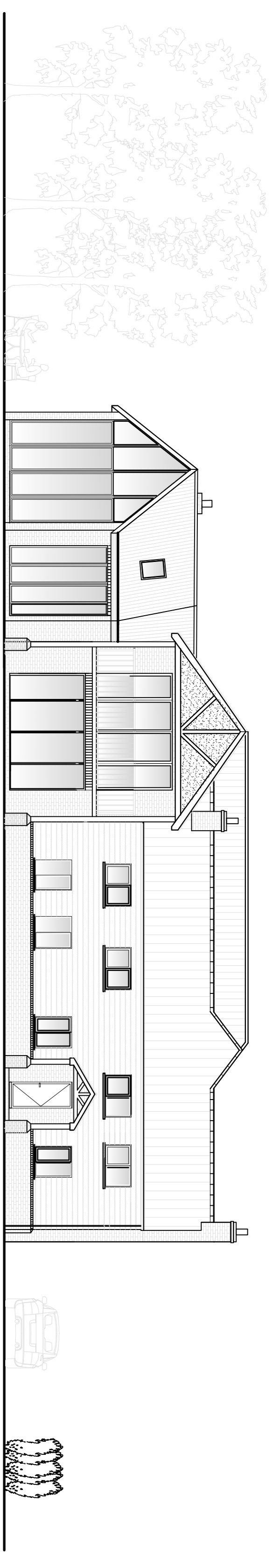
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DATE: May 2013	CONTRACT NUMBER: H3008/01A
SCALE: As Shown	



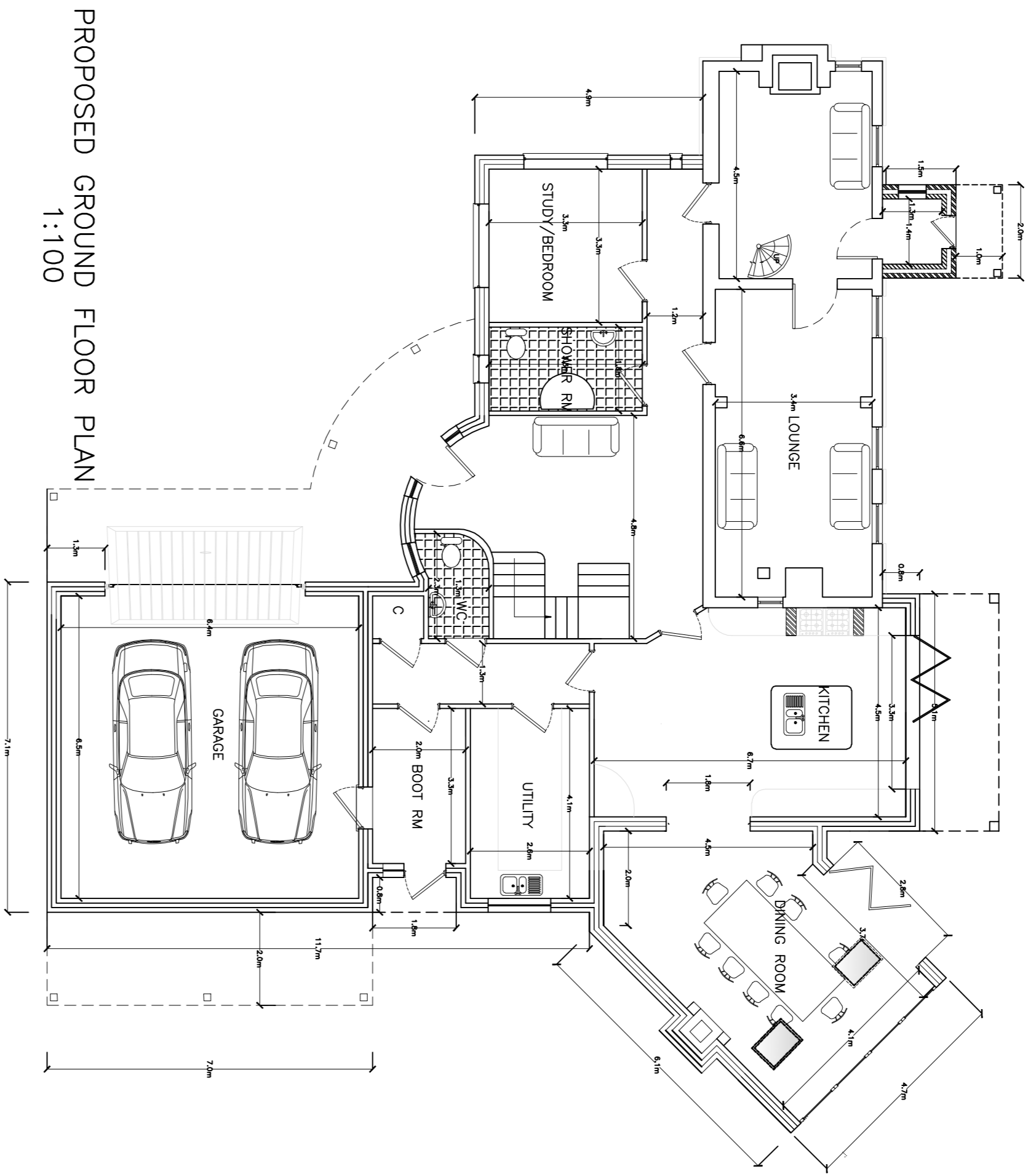
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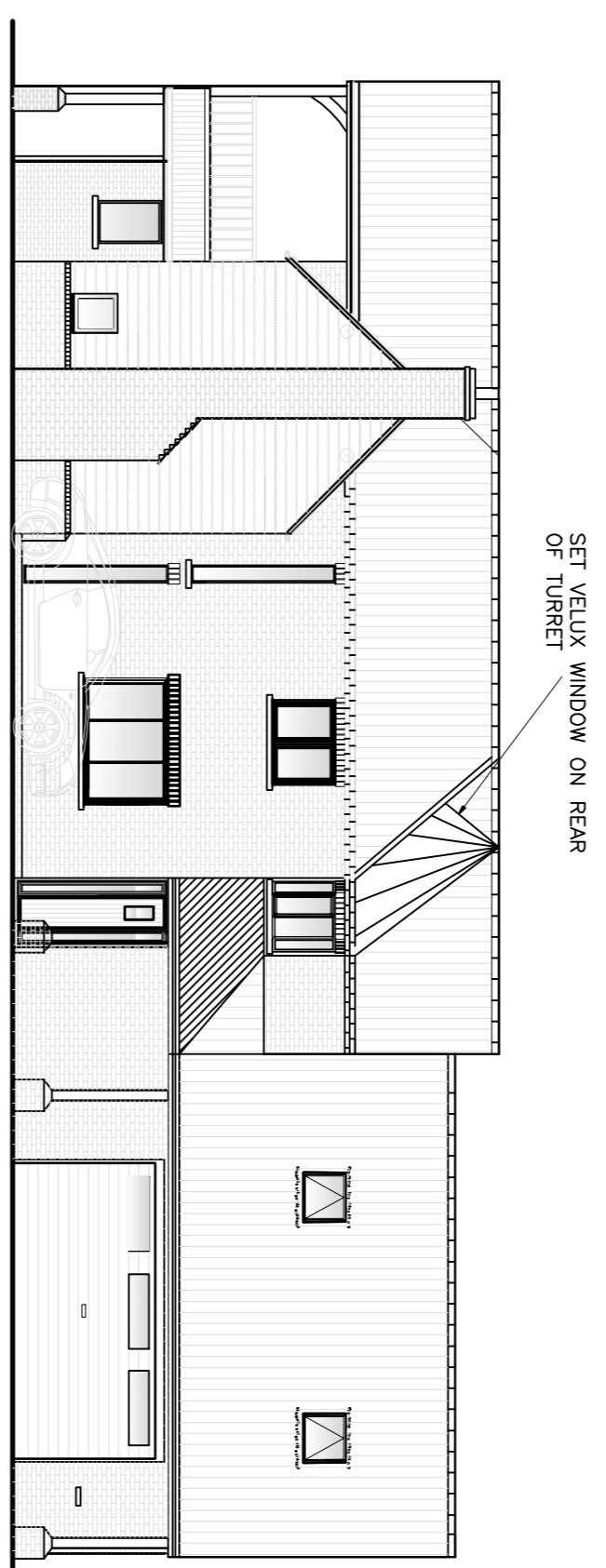
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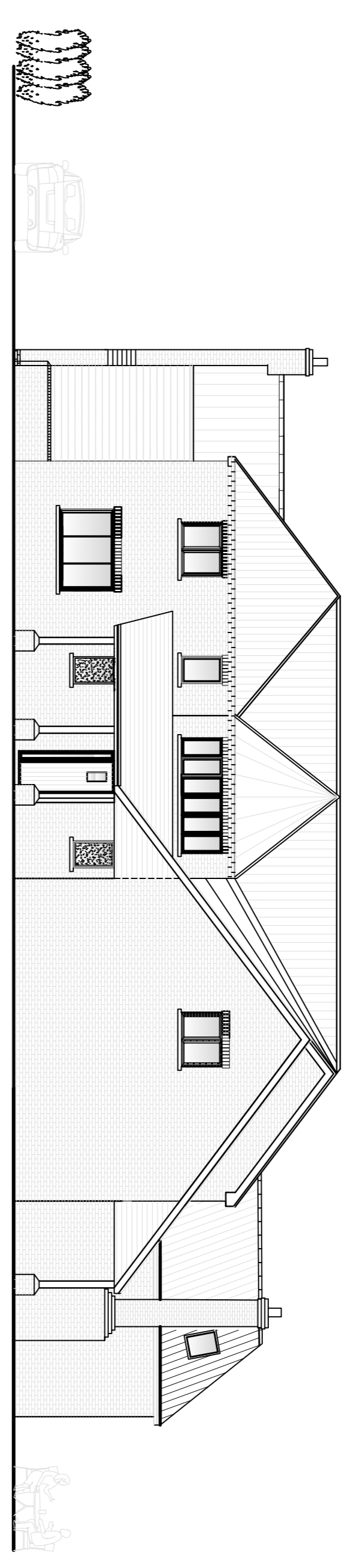
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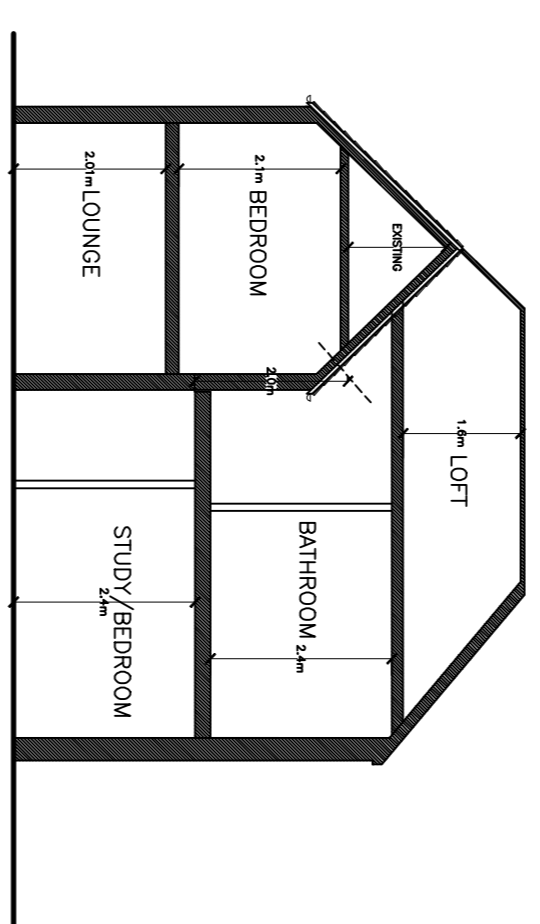
PROPOSED GROUND FLOOR PLAN
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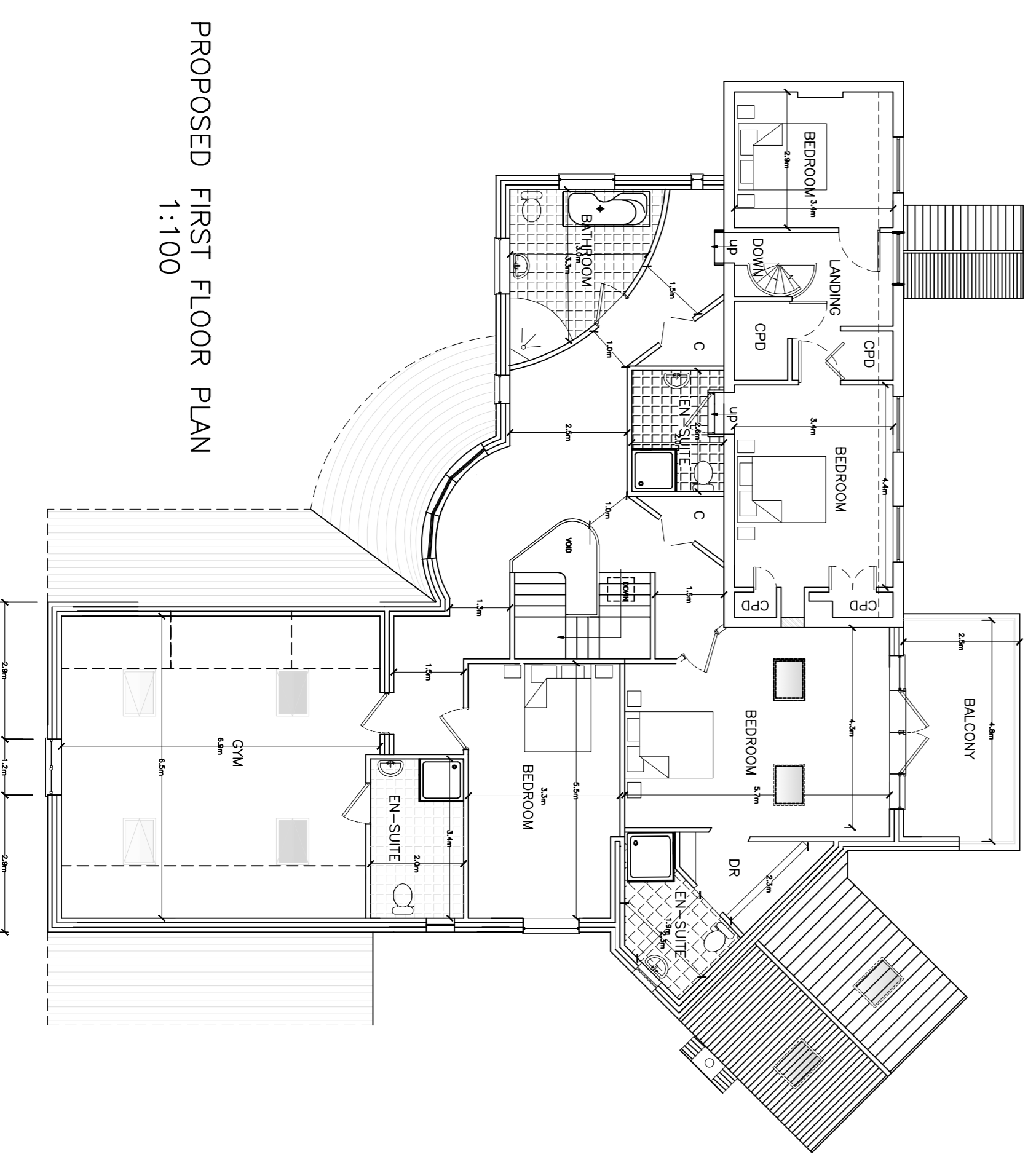
PROPOSED RHS ELEVATION
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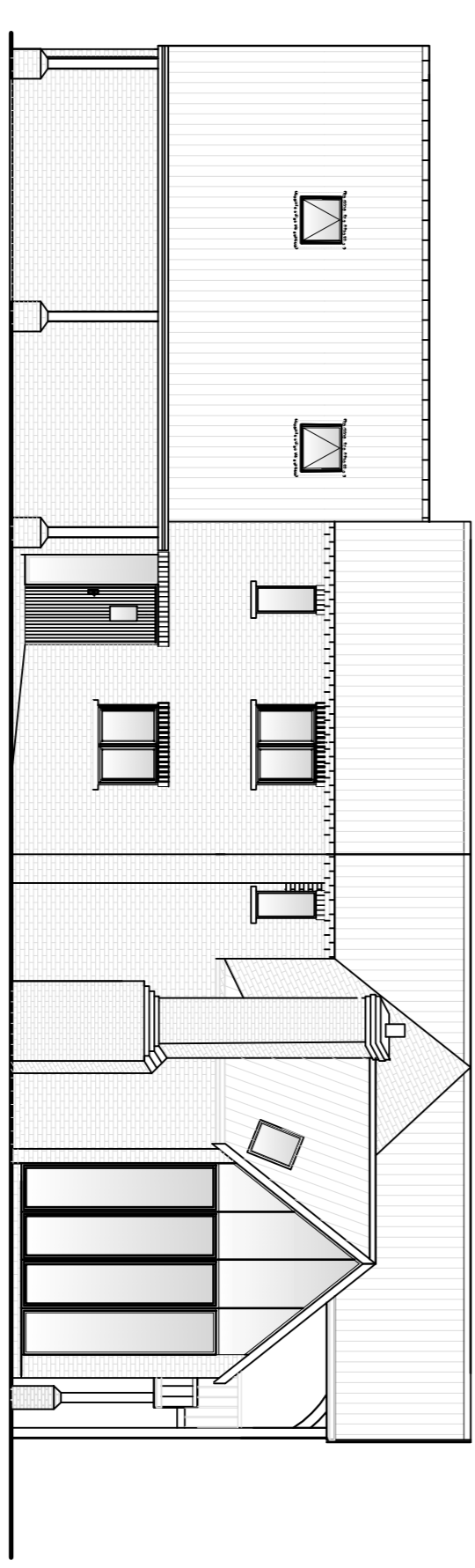
PROPOSED REAR ELEVATION
1:100



EXISTING/PROPOSED SECTION 1:100



PROPOSED FIRST FLOOR PLAN
1:100



PROPOSED LHS ELEVATION
1:100

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All products and materials to be handled, stored, prepared and used or fixed in accordance with the manufacturers current recommendations.

The contractor is to arrange inspectors of the works Regulations and is to obtain completion certificate and forward to the Engineer.

REVISIONS	DATE
M	Nov '14
N	PLANNER'S COMMENTS
M	PLANNER'S COMMENTS
L	CLIENT'S COMMENTS
K	CLIENT'S COMMENTS
J	CLIENT'S COMMENTS
I	CLIENT'S COMMENTS
H	CLIENT'S COMMENTS
G	CLIENT'S COMMENTS
F	CLIENT'S COMMENTS
E	CLIENT'S COMMENTS
D	CLIENT'S COMMENTS
C	CLIENT'S COMMENTS
B	CLIENT'S COMMENTS
A	CLIENT'S COMMENTS

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CLIENT	Mr Hollis
PROJECT	Proposed Extension at Grange Cottage, Grange Road, March
TITLE	Proposed Arrangement
DATE	June 2013
SCALE	AS SHOWN
REF	H3008/02 N