

F/YR16/0443/F

Applicant: Mr & Mrs S Bailey**Agent : Mr Nick Seaton
Anglia Building Consultants****Two Hoots, Churchfield Way, Wisbech St Mary, Cambridgeshire****Erection of a part single-storey, part 2-storey side and front extension to existing dwelling, formation of vehicular access to Church Road****Reason for Committee: A petition has been submitted with 7 signatories**

1 EXECUTIVE SUMMARY

This scheme seeks full planning permission for a predominantly two storey extension to Two Hoots. The host dwelling occupies a corner plot with two road frontages and the extension to the Churchfield Way frontage will result in the property being less than 600mm from the back edge of the footpath at the closest point. This proximity combined with the overall mass of the extension result in a scheme that has a significant detrimental impact on the street scene.

Whilst there are no other issues arising pursuant to the scheme proposals the streetscape issues are sufficiently significant so as to warrant refusal as Policy LP16 clearly identifies that any new development should make a positive contribution to the area in which they are situated and should not adversely impact, either in design and scale terms, on the street scene.

It is contended that the scheme fails to comply with these requirements by virtue of its scale, mass and proximity to the footpath and must therefore be refused. The proposal is contrary to Policy LP16 of the Fenland Local Plan in that it will fail to make a positive contribution to the character of the area and will significantly adversely affect the street scene by virtue of its scale, mass and positioning.

2 SITE DESCRIPTION

- 2.1 Two Hoots is a detached two storey dwelling that occupies a position at the corner of Churchfield Way and Church Road. Constructed of a red brick with a brown tile roof its front aspect faces onto Churchfield Way, although it is dual fronted in that it has an elevation onto Church Road. The Churchfield Way boundary is formed by a high close boarded fence with entrance gate and the Church Road boundary is formed by hedging.
- 2.2 Between Two Hoots and The Walnuts is a low level fence. Vehicular access is at present derived from Churchfield Way at the north-western end of the plot. The private amenity space associated with the dwelling is situated to the north-western and south-eastern side of the dwelling. There is a 1 metre separation between the rear wall of the property and the common boundary with The Walnuts which sides on to this boundary.

3 PROPOSAL

3.1 This application seeks full planning permission for the following proposals:

i) Erection of a part two storey, part single storey side and front extension to existing dwelling. The existing dwelling has a footprint of 8.2 metres wide x 5.5 metres deep and features a conservatory extension to its 3.9 metres wide x 4.8 metres deep. The extension is proposed to wrap around part of the front (Churchfield Way) elevation extending forward from the main dwelling to form a single storey porch 2 metres deep x 1.81 metres wide and a two storey addition which will comprise a study and WC at ground floor and bedroom with en-suite at first floor. This two storey element will project 2.3 metres from the flank (Church Road) elevation and will enable an extended lounge at ground floor and extended bedroom at first floor. The extensions to both the side and front will feature a gable roof detail, and the roof ridge and eaves heights will respond to the host property. The single storey porch will feature a mono-pitched roof which will return to the flank wall of the Churchfield Way projection. It is proposed to utilise matching materials in the construction of the proposal.

(ii) Formation of a new access to Church Road and the erection of a 600mm high boundary wall to front boundary. At present the vehicular access and parking associated with the dwelling are situated to the north-eastern end of the site. As part of this proposal it is intended to create a gravel parking and turning area to the south-eastern end of the site, fronting Church Road. The access point will be 2.75 metres wide, commencing 1 metre from the common boundary with The Walnuts and the boundary to each side of the access will be formed by a 450mm brick wall with 600mm high pillars, this wall will terminate in line with the new flank elevation of the dwelling at which point it will link with the existing 2 metre high close boarded fence. It should be noted that the scheme originally proposed a boundary wall with piers at 1.2 metres high, this was subsequently amended at the request of the LHA to be no higher than 600mm as such this element of the scheme is now permitted development under Class A, Part 2, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015.

Full plans and associated documents for this application can be found at:

4 SITE PLANNING HISTORY

F/YR05/1286/F	Erection of conservatory and single-storey extension to side of existing dwelling	Refused 03/01/2006
F/93/0217/F	Erection of a 3-bed house with detached garage	Granted 23/07/93
F/92/0218/O	Erection of a dwelling and garage	Granted 09/07/1992

5 CONSULTATIONS

5.1 **Town Council:** Originally recommended refusal on the grounds of over-development and unsafe vehicular access. In respect of the revised proposal they noted the changes and agreed to rescind their previous concern regarding 'unsafe access' providing CCC highways consider it satisfactory.

5.2 **Cambridgeshire County Council Highways Authority:** Originally noted that the height of the proposed wall should be no more than 600mm to accord with the

visibility splay requirements and the inter-visibility around the Church Road/Churchfield Way junction. Subsequent to this consultation response the plans have been amended and the LHA have confirmed that they now have no highway objections subject to conditions.

5.3 **North Level Internal Drainage Board:** Have no comment to make with regard to this application

5.4 **Local Residents/Interested Parties:** A petition has been submitted supported by 7 households indicating 'full support of the full extension'

6 POLICY FRAMEWORK

6.1 National Planning Policy Framework (NPPF)

Para 11 – Decisions should accord with the development plan

Para 56 – Good design

6.2 Fenland Local Plan 2014

LP14 – Responding to climate change and managing the risk of flooding

LP15 - Facilitating the Creation of a More Sustainable Transport Network in

LP16 – Delivering and protecting high quality environments across the district

7 KEY ISSUES

7.1 As a householder proposal for an extension the scheme falls to be considered in accordance with Policies LP14, LP15 and LP16 of the FLP, key issues are identified as follows:

- * Principle of Development
- * Design considerations and visual amenity of area
- * Residential amenity
- * Private amenity space
- * Parking and access
- * Flood Risk

8 ASSESSMENT

8.1 Principle of Development

The principle of development is acceptable in this location subject to no adverse issues arising relating to visual and residential amenity. Consideration should also be given to the provision of parking and amenity space and flood risk.

8.2 Design considerations and visual amenity of area:

(i) The property occupies a prominent position within the street scene given that it features a dual aspect on a corner plot. The frontage of the house addresses Churchfield Way albeit the existing boundary treatment somewhat lessens the importance of this frontage offering a hard edge to the street scene. It is noted that the fencing as installed was in situ prior to December 2005 as it is referenced in the site notes relating to the 2005 application.

(ii) The flank extension proposed will result in the dwelling projecting 2.3 metres further forward in respect to the Church Road frontage, and the neighbouring property. The extension will also result in the overall mass facing Church Road being increased in terms of its width, however it is considered that

this element of the scheme can be assimilated into the streetscene without significant detriment to the visual amenity of the area.

- (iii) It is further noted that the removal of the hedge and the formation of a low level boundary wall will open up the side view of the dwelling on this frontage, retaining the gable end within the design albeit in an forward position. The roof will extend to the south-west and the resultant property will have a similar width to the neighbouring dwelling The Walnuts as such there are no issues of scale to resolve in respect of the Church Road aspect.
- (ii) The changes proposed to the Churchfield Way frontage are however considered to significantly increase the overall mass of the dwelling and the extension will result in the dwelling being circa 660mm from the back edge of the footpath which is an alien feature within this streetscene aspect. Whilst the proposal features a single storey porch incorporating a front entrance door this only provides slight relief from the overall bulk of the extension which it is contended will have a detrimental impact on the streetscene by virtue of its mass, scale, dominance and proximity to the back edge of the footpath..
- (iv) The constraints of the plot are such that the forward projection to Churchfield Way is necessary to deliver the aspirations of the applicant in terms of bedroom accommodation. However due regard must be given to the visual amenity of the area and streetscene views and these are the aspects that render the scheme unacceptable. Accordingly the proposal warrants refusal in respect of Policy LP16 in this regard

8.3 Residential amenity

- (i) The impact of the scheme in terms of residential amenity has been fully assessed; Looking firstly at the extension proposed to the Churchfield Way frontage it is considered that no residential amenity issues arise from this element of the extension. Similarly the forward projection, situated as it is to the south west of The Walnuts, will not unduly impact on the residential amenity of this neighbour. Whilst the Walnuts has forward facing windows the extent of the projection does not encroach on the 45 degree angle from any of these windows and as such the scheme will not be unduly prominent or indeed dominant when viewed from this aspect.
- (ii) The gravel parking and turning area is constrained in dimensions and will be situated adjacent to the parking area serving the neighbouring dwelling; as such no amenity impacts with regard to noise and disturbance are expected. Accordingly the scheme represents no issues with regard to residential amenity impacts and may be favourably recommended in accordance with Policy LP16.

8.4 Amenity Space

Policy LP16 of the FLP requires that private amenity space of at least a minimum 1/3rd of the plot is provided to serve residential dwellings; the property post extension will feature private amenity space of circa 33% and accordingly the minimum required third of the plot is on balance achieved, although at the lower tolerances. It is however recognised that the actual built form (including garage) will only cover 30% of the overall plot. The scheme is therefore considered acceptable in respect of Policy LP16. Whilst the comments of the Parish Council are noted regarding overdevelopment it is not considered given the built form/undeveloped land ratio that this view could be sustained as a reason to withhold consent, nor would it be warranted.

8.5 **Parking and access**

- (i) The extended dwelling will remain a 3 bedroom property and the existing driveway/garage associated with the dwelling are unaltered as a result of the development proposals; albeit a further parking and turning area is proposed to the Church Road frontage. Whilst in reality the frontage area will provide limited opportunity for turning given its dimensions and the positioning of the access point no objection has been raised to the scheme by the Local Highway Authority and as such a refusal could not be sustained in this regard and there are no issues to address with regard to Policy LP15 of the Fenland Local Plan, adopted May 2014.

8.6 **Flood Risk**

The site lies within Flood Zones 2 and 3 however as a householder proposal the scheme does not require the submission of a Flood Risk Assessment; nonetheless standing advice should be followed which requires floor levels to be set no lower than existing levels, which is as shown on the submitted plans. Accordingly there are no issues to address in respect of Policy LP14, noting that surface water disposal will be addressed under Building Regulations.

9 **CONCLUSIONS**

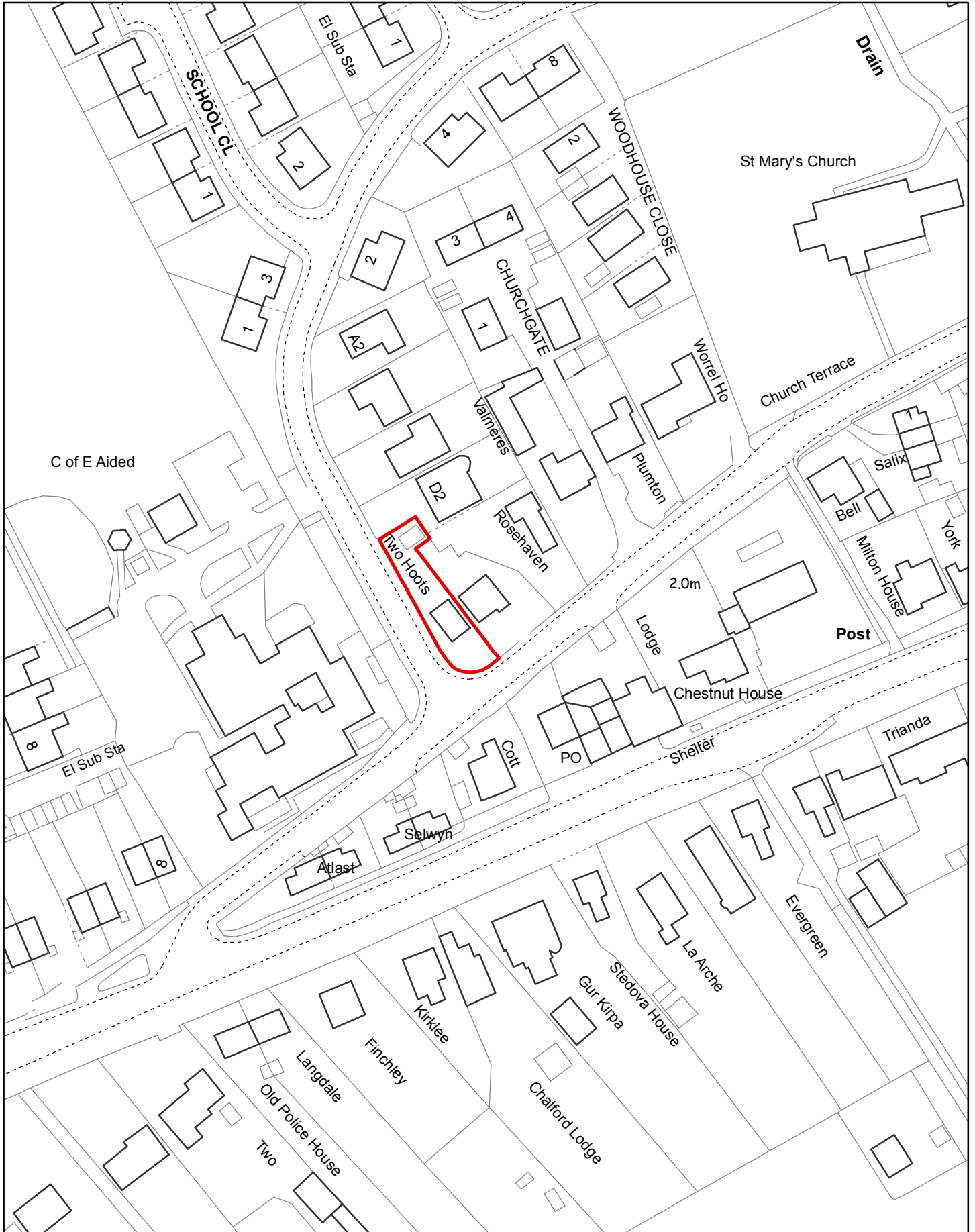
The submitted proposal has been duly considered and assessed in line with the relevant policies and whilst the scheme may be considered acceptable in residential amenity, highway safety, amenity space provision and flood risk it is unacceptable in street scene terms. It is clear that when the site was first developed in 1993, as a corner plot with two road frontages due regard was given to maintaining appropriate separation between the proposed dwelling and the footpath edge; it is this separation that is eroded by virtue of the scheme to the detriment of the street scene.

10 **RECOMMENDATION**

Refuse - It is considered that the proposal is contrary to Policy LP16 of the Fenland Local Plan in that it will fail to make a positive contribution to the character of the area and will significantly adversely affect the street scene by virtue of its scale, mass and positioning.

Reason for Refusal

- 1 The proposal is contrary to Policy LP16 of the Fenland Local Plan in that it will fail to make a positive contribution to the character of the area and will significantly adversely affect the street scene by virtue of its scale, mass and positioning.



Created on: 14/06/2016

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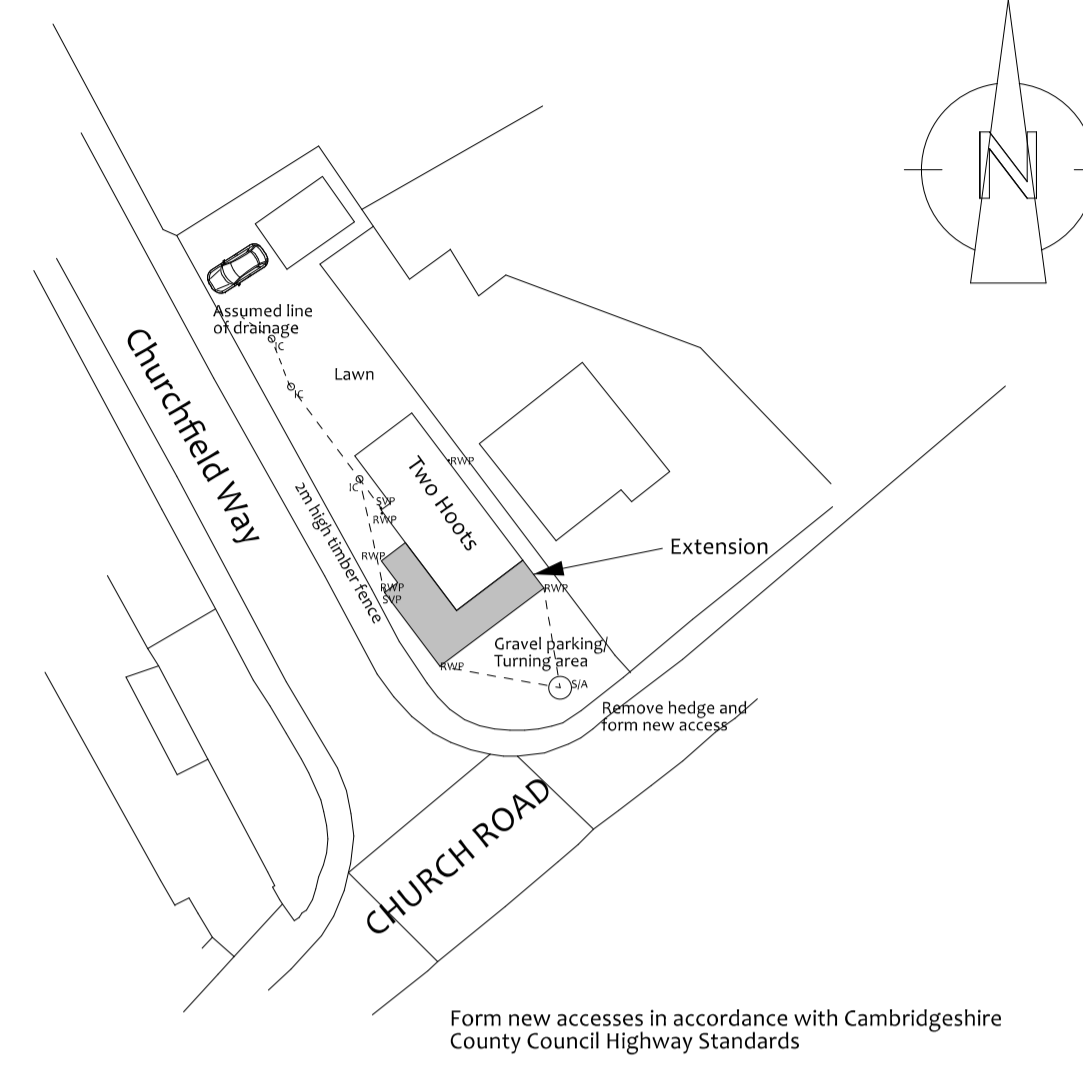
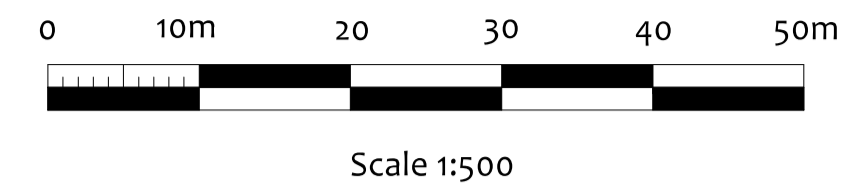
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Scale = 1:1,250



Scale

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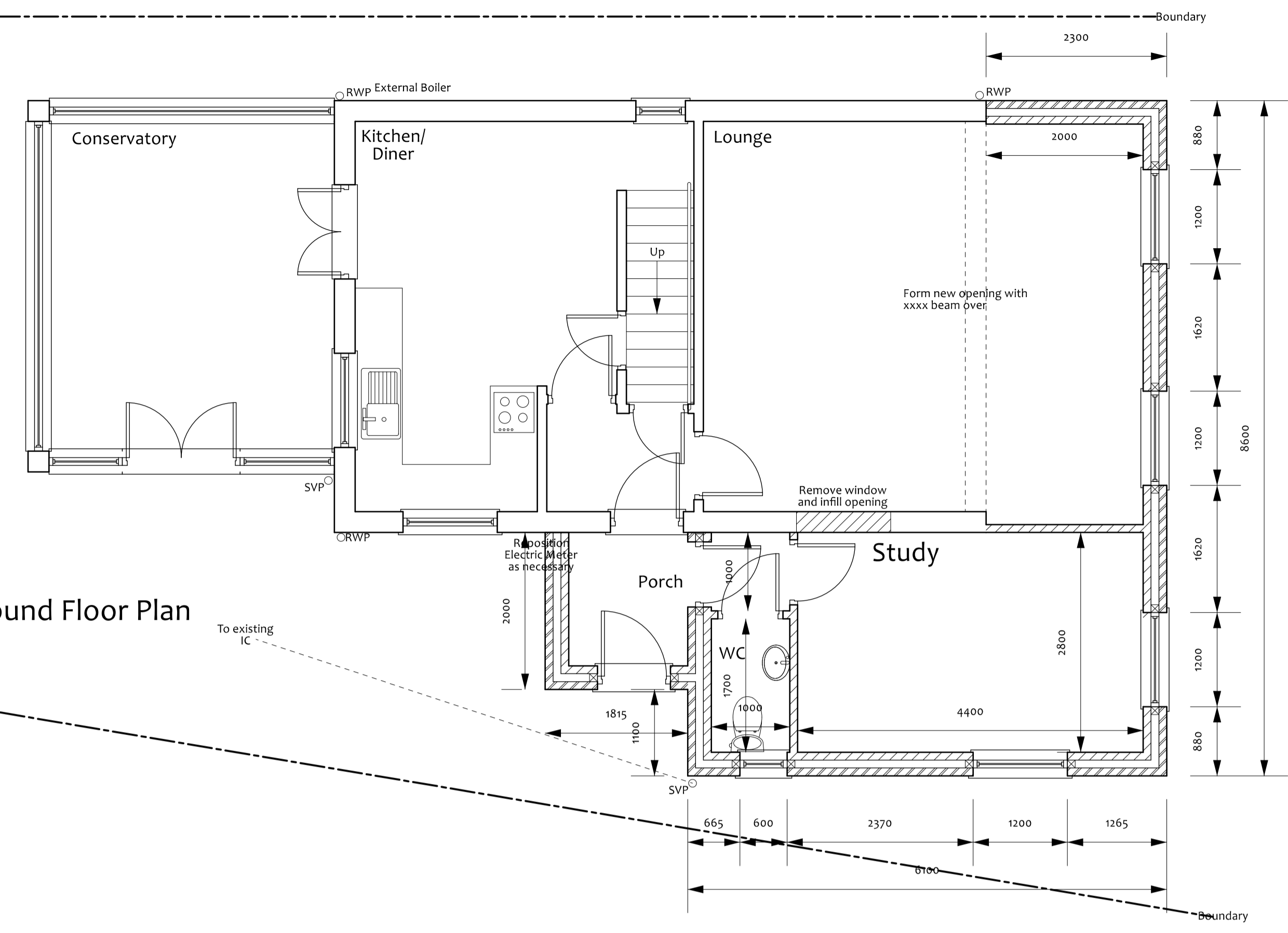
Proposed Site Plan
Scale 1:500

Subject to a satisfactory percolation test rainwater from proposal to be taken to geo-modular crate type system i.e. Marley Waterloc 250.

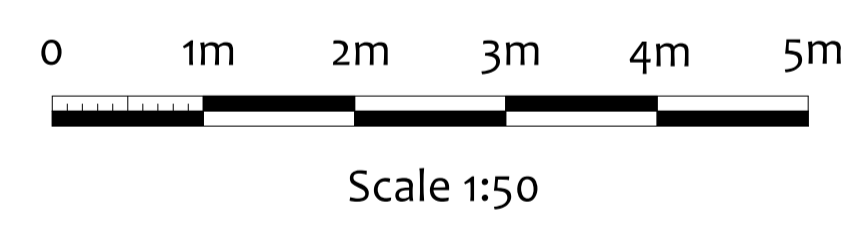
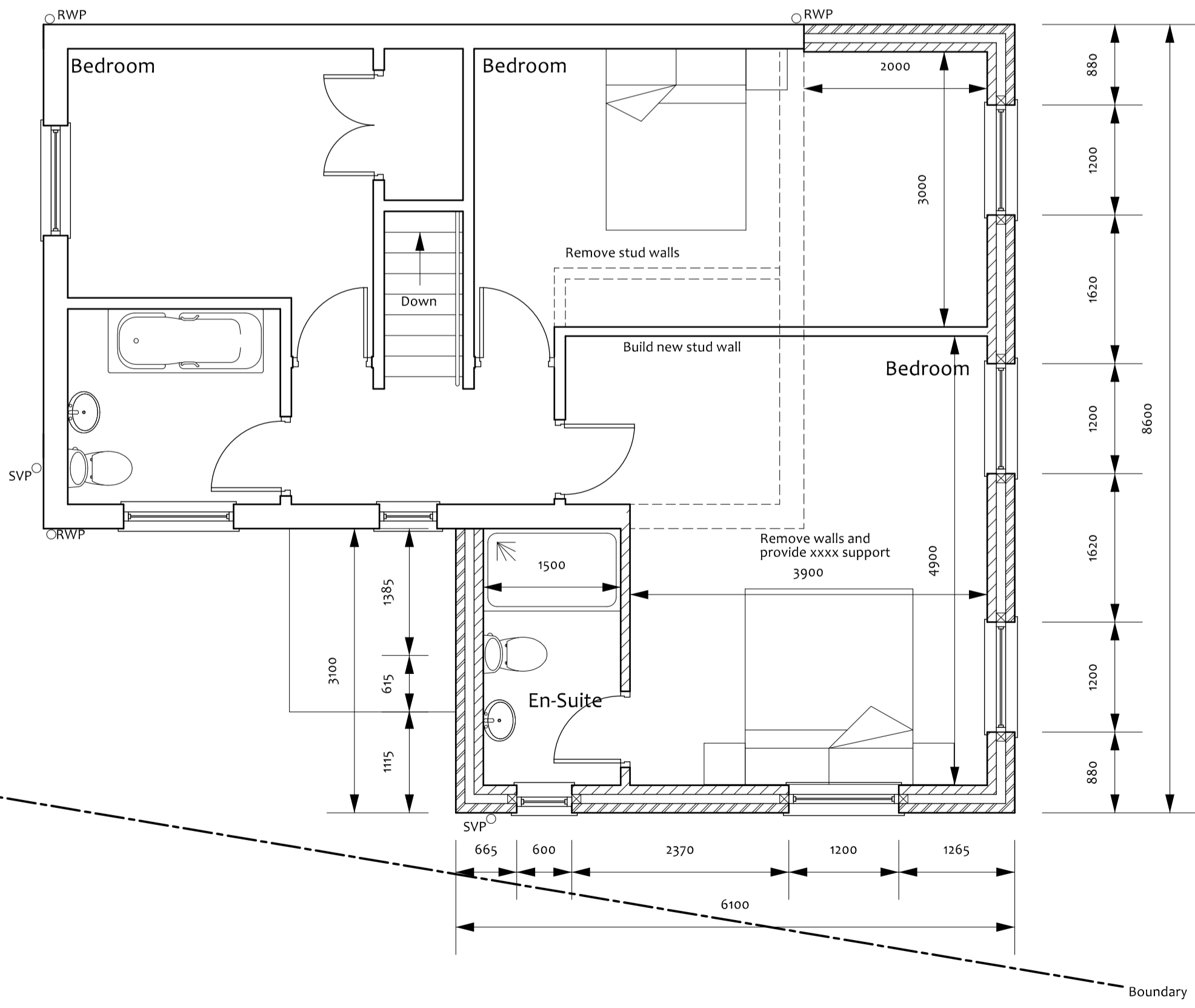
The size of the soakaway is dependent upon the soakage characteristic of the soil but estimated to be made up of 4 number 1200 x 800 x 290 cells to provide a soakaway 'm'. To base of soakaway excavation lay 100mm sharp sand base, then install the cells would should be wrapped in a permeable geotextile membrane. Backfill around the sides and top of the soakaway with a minimum 150mm granular material. Discharge storm drain pipe outlet to centre of soak-away. Situate soakaways a minimum of 5m from any building and 3.5m from any boundary and away from any drainage fields.

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Ground Floor Plan



First Floor Plan



Villeneuve - Basin Road - Outwell
Norfolk - PE14 8TQ
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info@angliabuildingconsultants.co.uk

B	27/7/16	Ground Floor layout altered to alter front elevation at planning request
A	4/7/16	Boundary wall reduced in height
No	Date	Revision
Issue: For Planning Approval		

Site: 2 Hoots, Churchfield Way,
Wisbech St Mary, Cambridgeshire,
PE13 4SY
Project: Extension and alterations

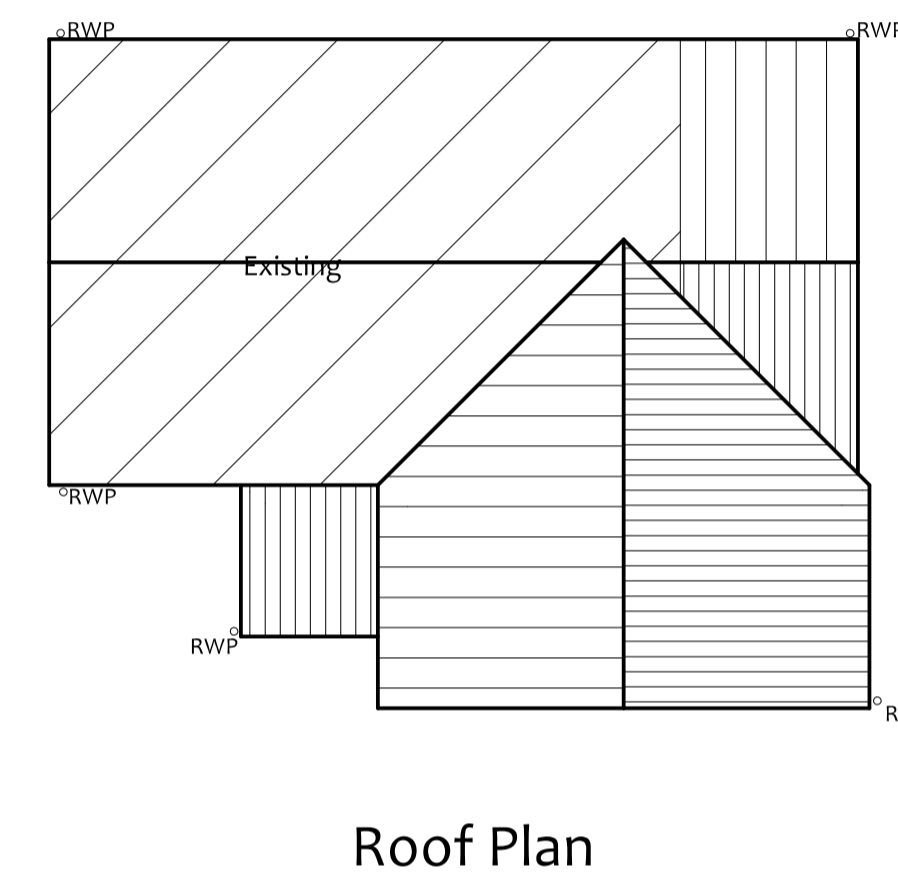
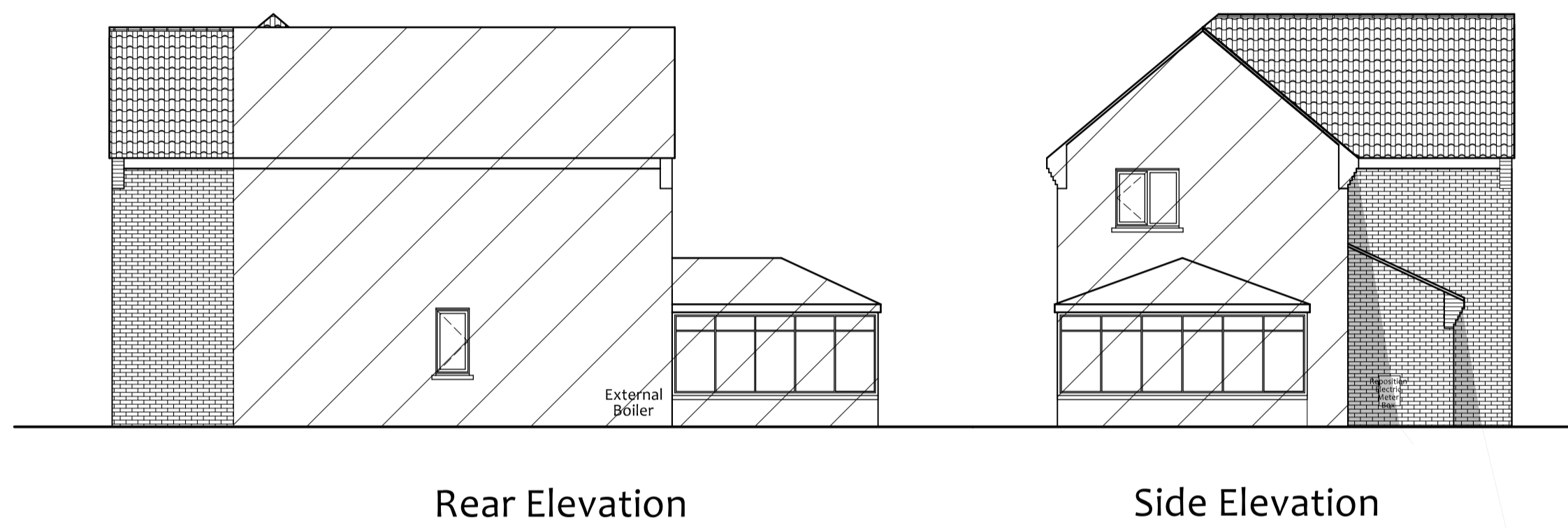
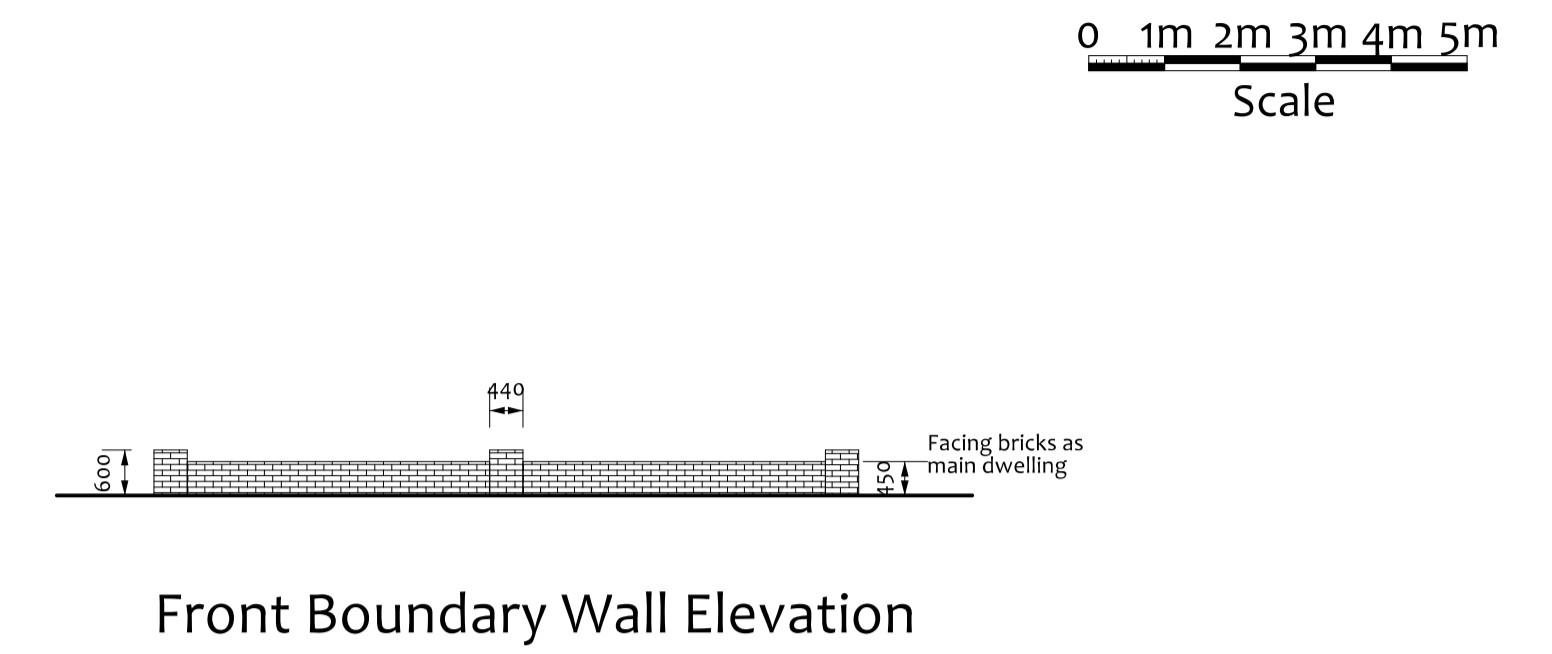
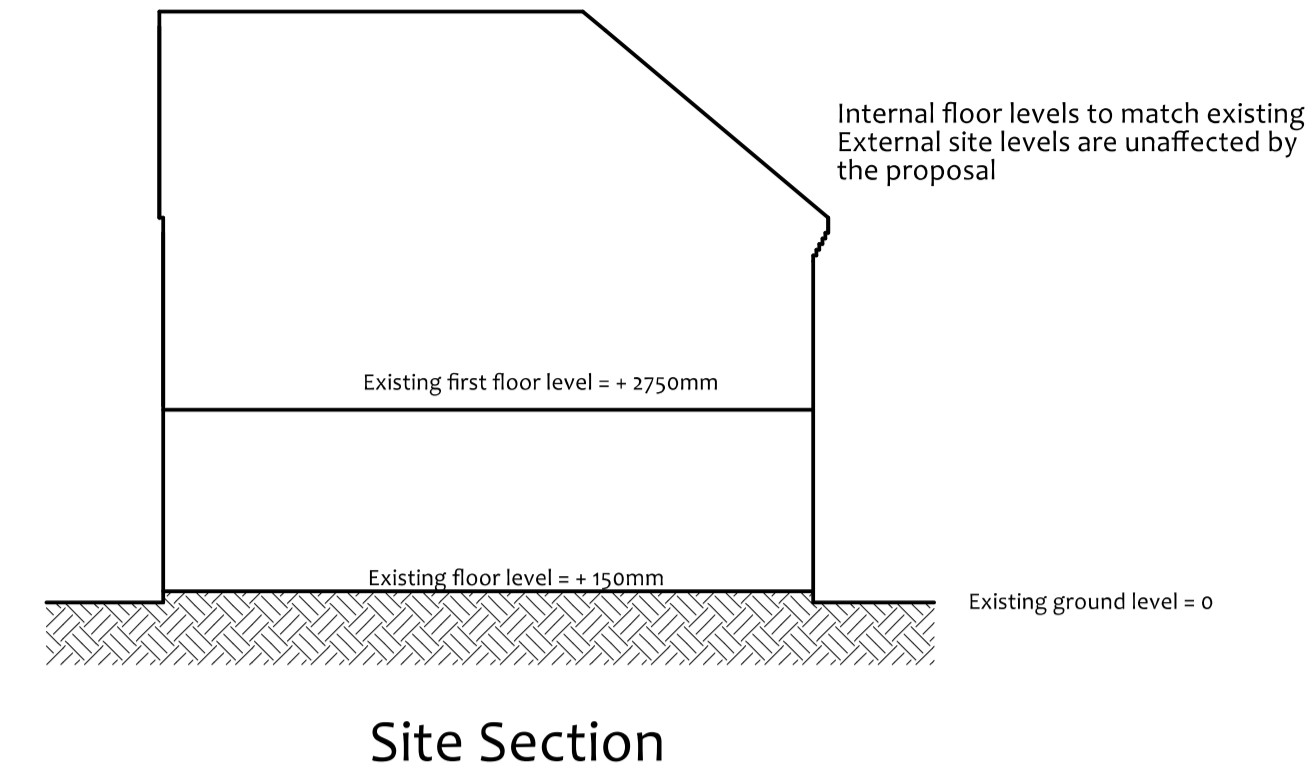
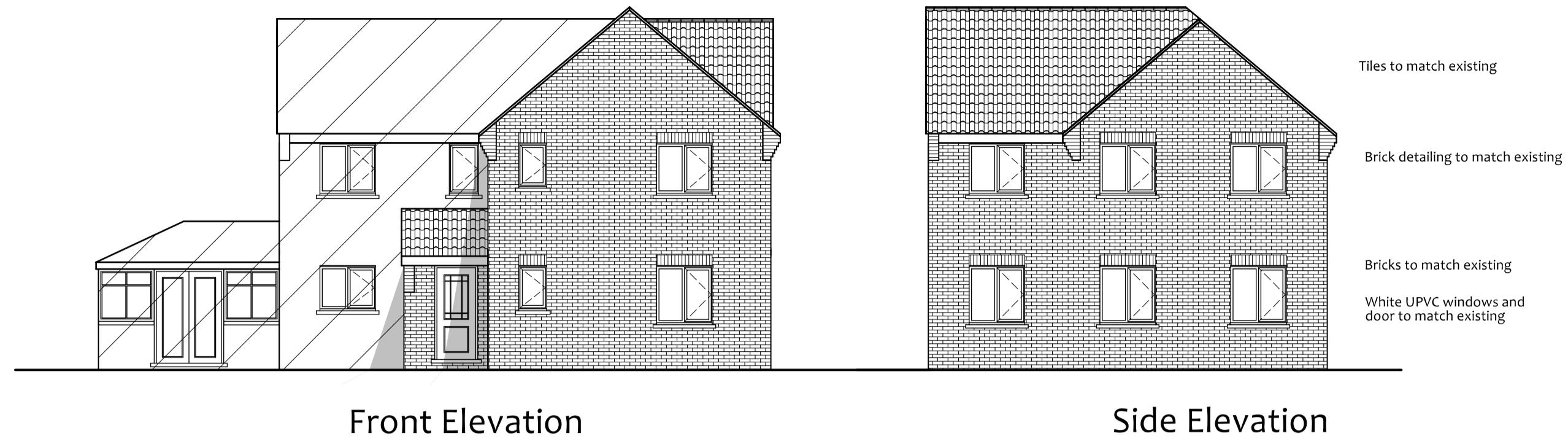
Drawing Title: Proposed Floor Plans
and Site Plan

Client: Mr and Mrs Bailey

Date: May 2016
Scale: 1:50 and 1:500 At: A1
Drawing Number: 16-1468-3-B



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B 27/7/16 Front Elevation altered at planning request
 A 4/7/16 Boundary wall reduced in height

No Date Revision

Issue: For Planning Approval

Site: 2 Hoots, Churchfield Way,
 Wisbech St Mary, Cambridgeshire,
 PE13 4SY

Project: Extension and alterations

Drawing Title: Proposed Elevations,
 Roof plan, and site section

Client: Mr and Mrs Bailey

Date: May 2016
 Scale: 1:100 and 1:500 At: A1
 Drawing Number: 16-1468-4-B