

F/YR16/0765/F

Applicant: Mr & Mrs Emery

Agent : Mr David Afford

43 West Delph, Whittlesey, Cambridgeshire, PE7 1RD

Erection of single-storey front and rear extensions to existing dwelling and erection of a side porch.

Reason for Committee: Call-in by a Member

1 EXECUTIVE SUMMARY

The site is situated within the market town of Whittlesey and is located to the west of West Delph, amongst a row of properties that resemble similar characteristics of residential dwellings of single-storey height with buff facing brick and wood panel finish. The site is located within a Flood Zone 3 (high risk).

The application seeks full planning permission for the erection of single-storey front and rear extension to the existing dwelling and the erection of a side porch. The proposal will be built from materials that match the existing dwelling.

Concerns have been raised by Whittlesey Town Council and a Ward Member in respect to the front extension being out of character, to which it is the Officer's consideration that the front extension respects the character of the local area taking into consideration matching materials, scale and mass. Furthermore, it is considered the proposal will not cause adverse harm in terms of design and appearance, residential and private amenity, flood risk and parking standards. As such, the proposal accords with Policies, LP2, LP14, LP15 and LP16 of the Fenland Local Plan 2014.

Therefore, it is recommended that the proposal is granted permission subject to conditions.

2 SITE DESCRIPTION

The site is situated within the settlement of Whittlesey, to the west of West Delph. The local area is characterised by residential dwellings of mixed height, architecture and age, although the six properties (No.s 35 to 47) along West Delph including the host property resemble a similar character of single-storey height dwellings with buff facing brick and wood panel finishes. A single-storey dwelling is located on the site with an integral single garage. The boundary treatment of the site comprises of wooden fencing and hedgerow.

The site is located within Flood Zone 3 which is a high risk area of flooding.

3 PROPOSAL

Erection of single-storey front and rear extension including the erection of a side porch. The front extension will measure 4.2 metres in width, 2.1 metres in depth and 3.6 metres high. It will facilitate as a dining room and have a window on the front elevation and a door with a porch element on the north elevation.

The rear extension will extend beyond the rear wall by 4 meters, with a width of 8.1 metres and a height of 4.5 metres. It will facilitate a garden room and bedroom with bi-folding doors and a window on the rear elevation.

Both the extensions will have a pitch roof with the rear extension roof having two velux windows on the south slope. The proposed extensions will be built from materials that match the existing dwelling.

Full plans and associated documents for this application can be found at: <https://www.fenland.gov.uk/publicaccess/>

4 SITE PLANNING HISTORY

No planning history since 1974.

5 CONSULTATIONS

Whittlesey Town Council

Recommend refusal due to the front extension being outside of the existing building line and out of character with the streetscene. However, no objection to the rear extension.

North Level I.D.B

No comments.

Natural England

No comments.

Local Residents/Interested Parties

Cllr Kay Mayor

Called in the application due to the front extension being out of keeping with the existing street scene.

6 POLICY FRAMEWORK

National Planning Policy Framework (NPPF)

Para 11 – Decisions should accord with the development plan

Para 56 – Good design

Fenland Local Plan 2014 (FLP)

LP2 – Facilitating Health and Wellbeing of Fenland Residents
LP14 – Managing the Risk of Flooding
LP15 – Sustainable Transport
LP16 – Delivering and Protecting High Quality Environments

7 KEY ISSUES

- **Principle of Development**
- **Design and Appearance**
- **Residential Amenity**
- **Private Amenity**
- **Flood Risk**
- **Parking Standards**
- **Other Matters**

8 ASSESSMENT

Principle of Development

The site is located within the built framework. Policy LP16 supports the principle of such development subject to the design and appearance and its impact on the character of the area and amenity of neighbouring properties. Policy LP2 seeks to ensure that development does not result in harm to the amenity of the area or the environment in general. The principle of the development is therefore acceptable subject to the policy considerations set out below.

Design and Appearance

The rear extension will be the height and width of the existing dwelling whilst the front extension will have a ridge height lower than the existing dwelling and will be shorter in width than the existing dwelling. The proposal is considered to be commensurate to the existing dwelling and not visually dominant.

The front extension of No.35 West Delph is noted, however, as this is a corner plot by virtue of its siting the principal wall of the front extension is not considered to represent the building line within the street scene. The distinguished building line is considered to be in line with No.41 West Delph (No.41), to which the proposed front extension is designed to. The scale and mass of the side porch is not considered to be visually prominent. Furthermore, the proposal will be built from materials that match the existing dwelling and therefore will respect the local vernacular and characteristic of the existing dwelling. As such, it is considered that the proposed development will not have an adverse impact on the local distinctiveness and character of the area.

The proposed development therefore complies with Policy LP16 of the FLP.

Residential Amenity

The rear extension will be circa 2.2 metres from the south boundary abutting No.41 and 2.8 metres from the north boundary abutting No.45. Given, the scale and mass of proposed rear extension and taking into consideration the generous sized rear gardens of the properties, it is considered that the introduction of the rear extension will not significantly impact the outlook of the neighbouring occupants or present an overbearing development.

Applying the 45 degree rule and taking into consideration the orientation of the built form, it is considered that the proposal will not have an adverse impact in terms of overshadowing and loss of light.

The proposed windows on the rear extension face the rear boundary and the front extension window faces the agricultural land. The proposed velux windows on the south and north roof slopes are at an angle and therefore will not directly look at the neighbouring properties. Therefore with no opening directly facing the neighbouring properties, the proposal will not result in harm from overlooking or loss of privacy.

As such, the proposed development complies with Policy LP2 and LP16 of the FLP.

Private Amenity

The scale of the extension is subservient to the existing dwelling and does not present a cramped form of development in the context of its setting. Also the property retains more than one third of its private amenity space with the construction of the proposed development. Therefore it does not hinder the existing or future occupant's enjoyment of private amenity space.

It is therefore considered that the proposal adheres with policy LP2 and LP16.

Flood Risk

The site is located in a Flood Zone 3 area which is an area of high risk for flooding. The proposal will be constructed as per the existing finished floor levels. As such, the proposal meets the standard advice of the Environment Agency and therefore in line with Policy LP14, it is not considered that the proposal will exacerbate the existing situation in the immediate locality or elsewhere.

It is therefore considered that the proposal is compliant with policy LP14.

Parking Standards

Fenland District Council's parking standards stipulates a dwelling of up to three bedrooms should provide two car parking spaces onsite. The site has sufficient space on the drive to provide car parking provisions for two cars.

The proposed development therefore complies with Policy LP15 of the Fenland Local Plan.

Other Matters

The proposal has received two objections from a Ward Member and Whittlesey Town Council in regards to the proposed front extension being out of character with the street scene. The applicant has submitted revised plans in light of these comments which have led to the reduction of the front extension to conform to the building line of the street (addressed above in 'Design and Appearance section'). It is considered from the revised plans that the proposed front extension respects the local character of the area and will not present an incongruous form of development. As such, it complies with Policy LP16 of the FLP.

The proposal is considered acceptable and accords with Policies LP2, LP14, LP15 and LP16 of the Fenland Local Plan 2014, as it represents no adverse harm in terms of principle of development, design, amenity space, flood risk and parking standards.

I therefore recommend granting planning permission for this application.

10 RECOMMENDATION

Proceed to grant planning permission (subject to the below conditions) under delegated powers with the endorsement of the Chair of Planning Committee.

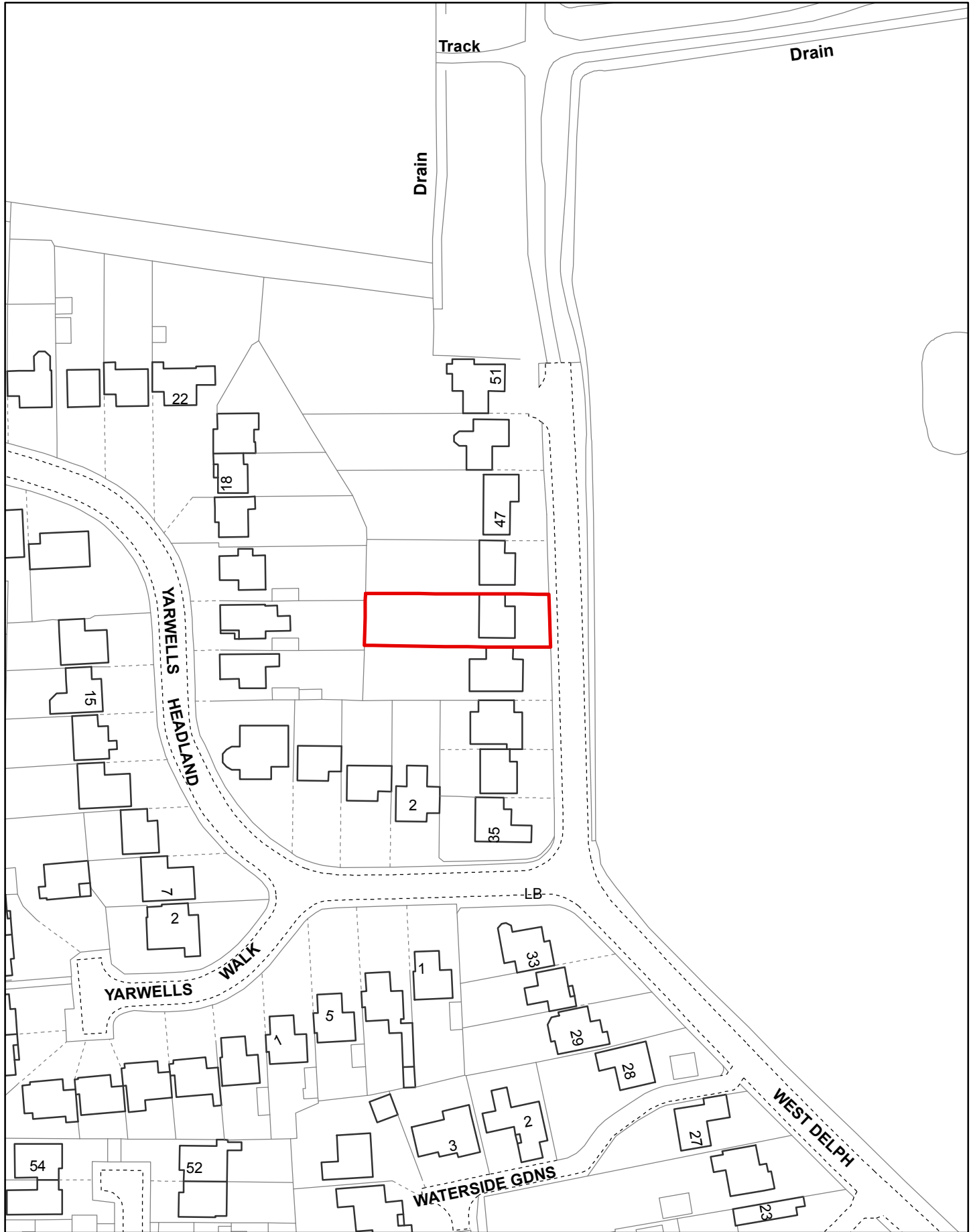
1. The development permitted shall be begun before the expiration of 3 years from the date of this permission.

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

2. The development hereby approved shall be finished externally in materials to match the existing building.

Reason - To safeguard the visual amenities of the area in accordance with Policy LP16 of the Fenland Local Plan 2014.

3. The development hereby permitted shall be carried out in accordance with the following approved plans and documents



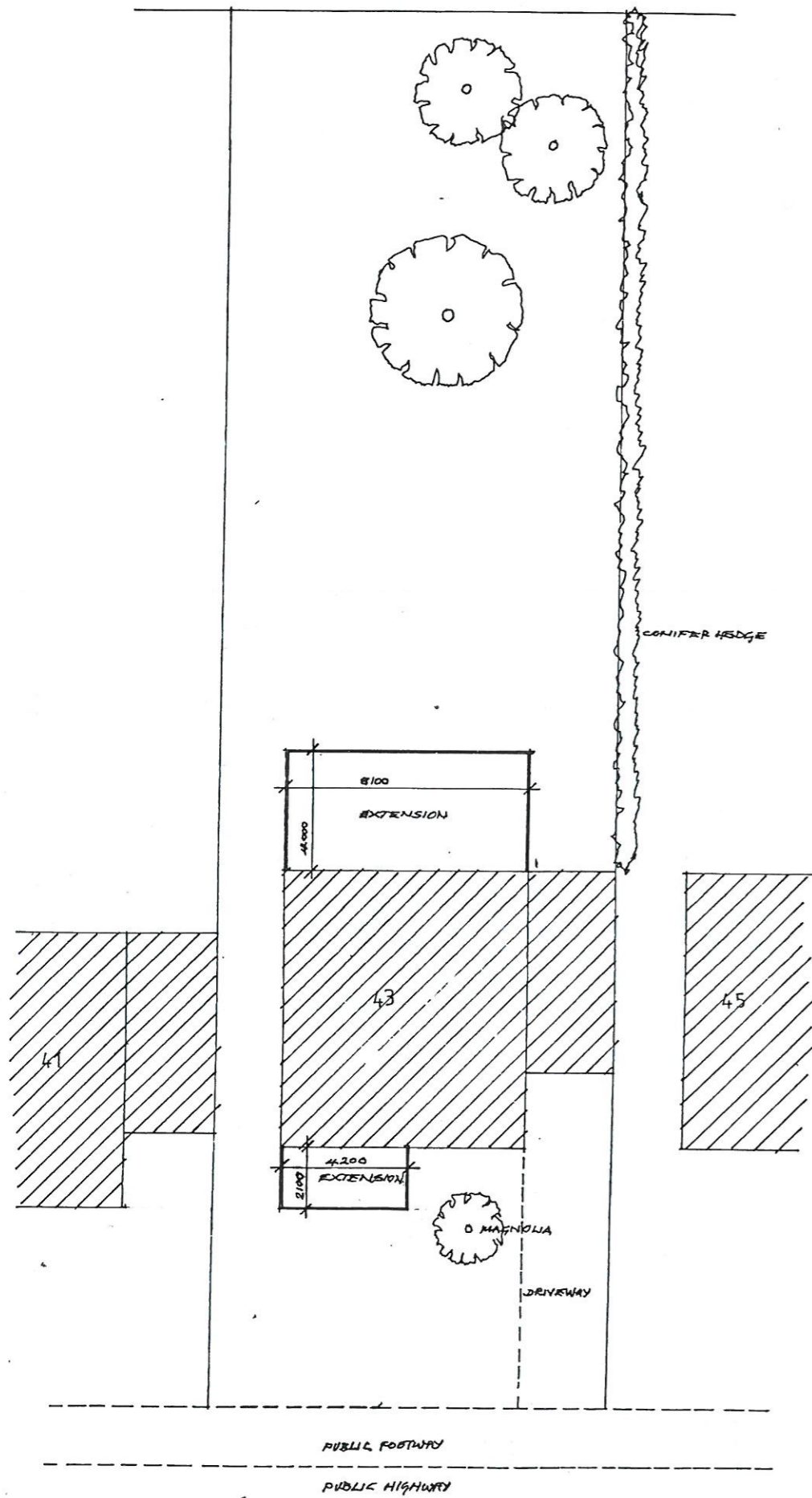
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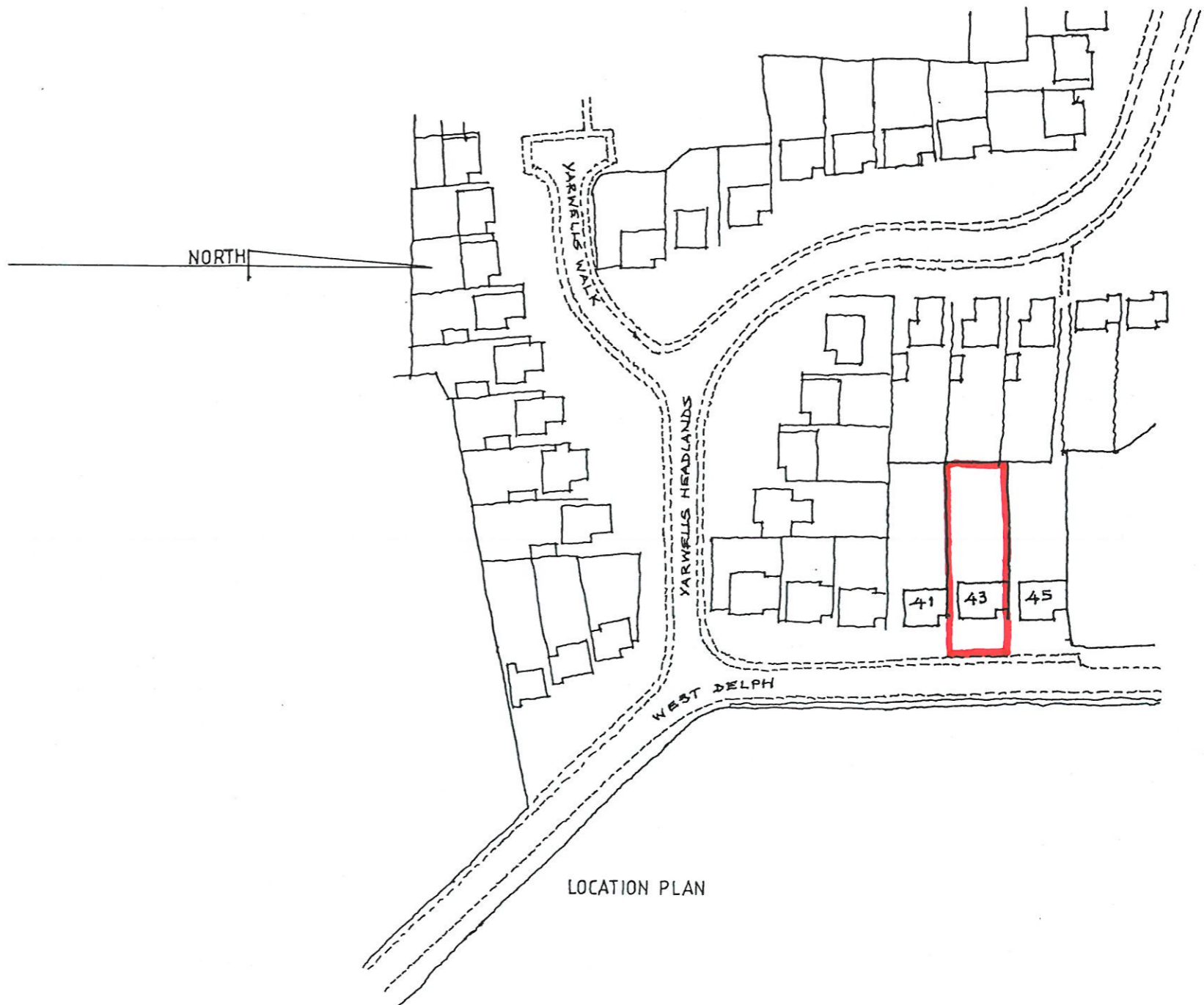
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SITE LAYOUT

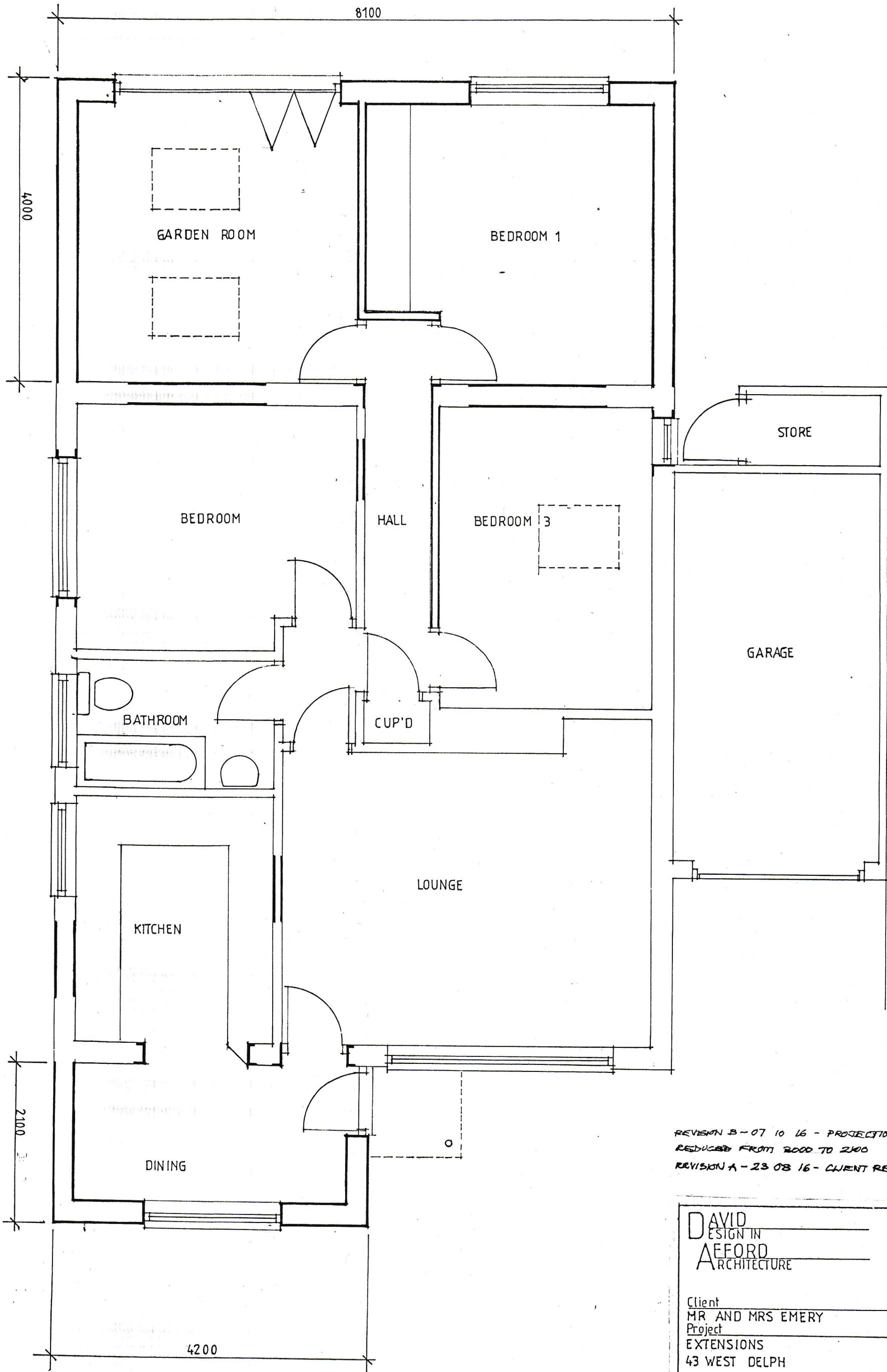


LOCATION PLAN

REVISION A-07/10/16 - PROTECTION OF FRONT EXTENSION
REDUCED FROM 3000 TO 2100

DAVID DESIGN IN AEFORD ARCHITECTURE
113 Whittlesey Road
Stanground
Peterborough
PE2 8RR
Telephone...01733 341465

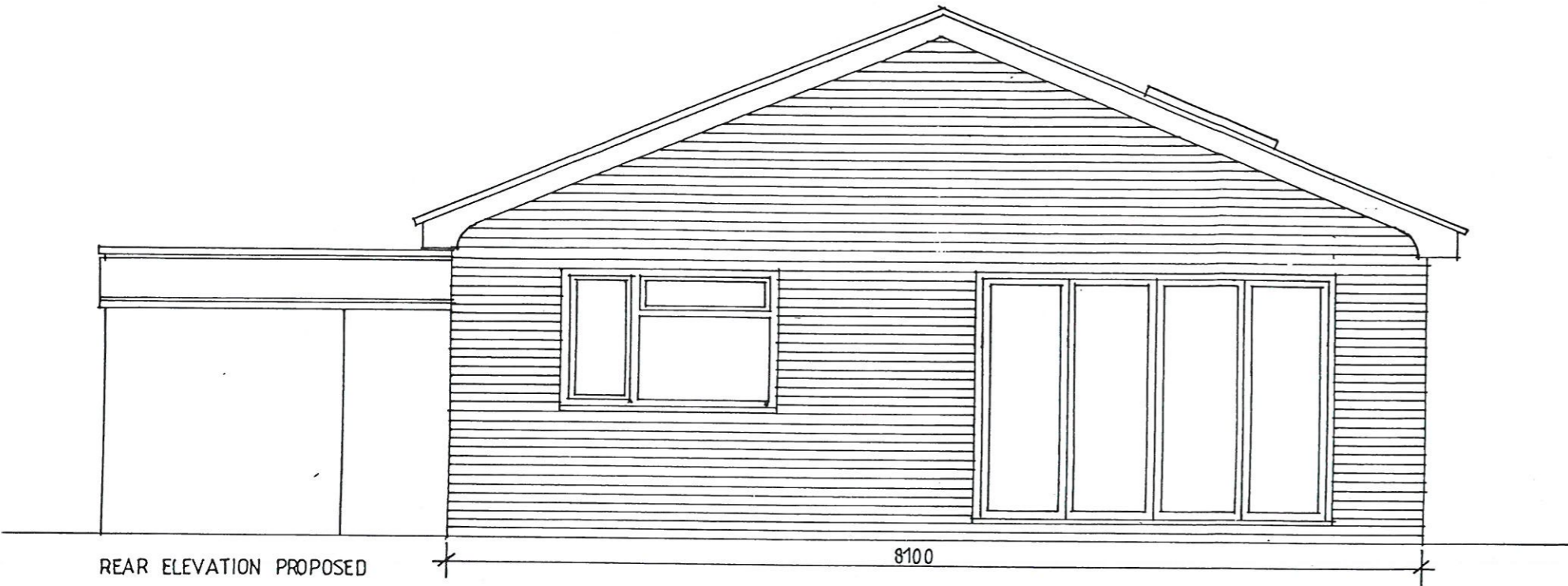
Client
MR AND MRS EMERY
Project
EXTENSIONS
43 WEST DELPH
WHITTLESEY
Scale
1: 200, 1: 1250
Drawing no.
1617/22/06
Date
17 08 16
Revision
A



FLOOR PLAN PROPOSED

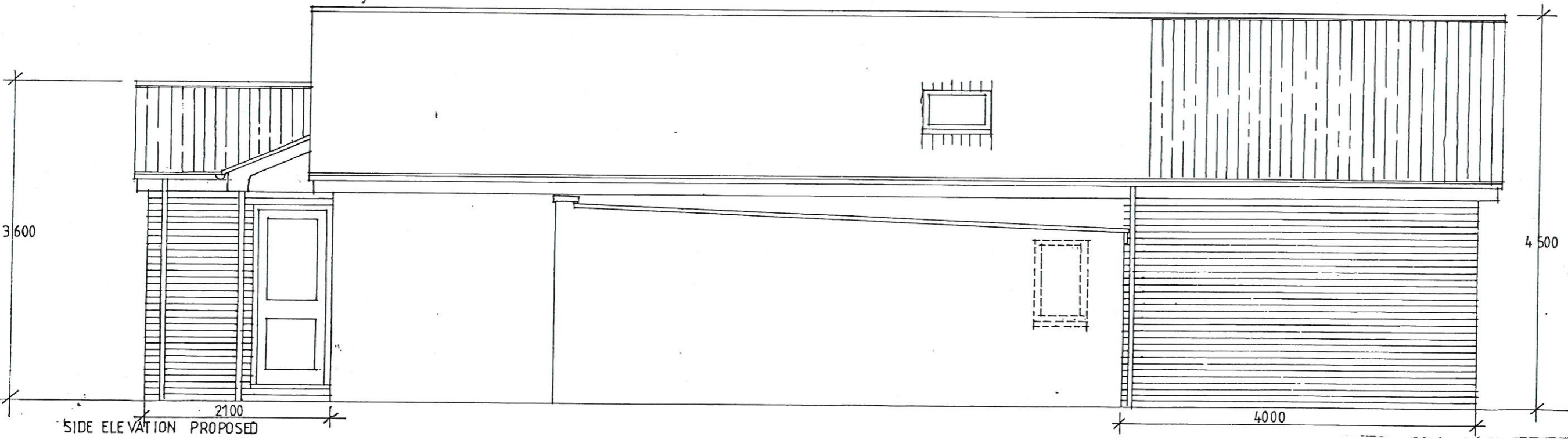
REVISION B - 07 10 16 - PROJECTION OF FRONT EXTENSION
 REDUCED FROM 2000 TO 2100
 REVISION A - 23 08 16 - CLIENT REQUESTED AMENDMENT

DAVID DESIGN IN AFFORD ARCHITECTURE	113 Whittlesey Road
	Stanground
	Peterborough
	PE2 8RR
	Telephone...01733 341465
Client	MR AND MRS EMERY
Project	EXTENSIONS
	43 WEST DELPH
	WHITTLESEY
Scale	Date
1:50	17 08 16
Drawing no.	Revision
1617/22/03	AB



REAR ELEVATION PROPOSED

8100



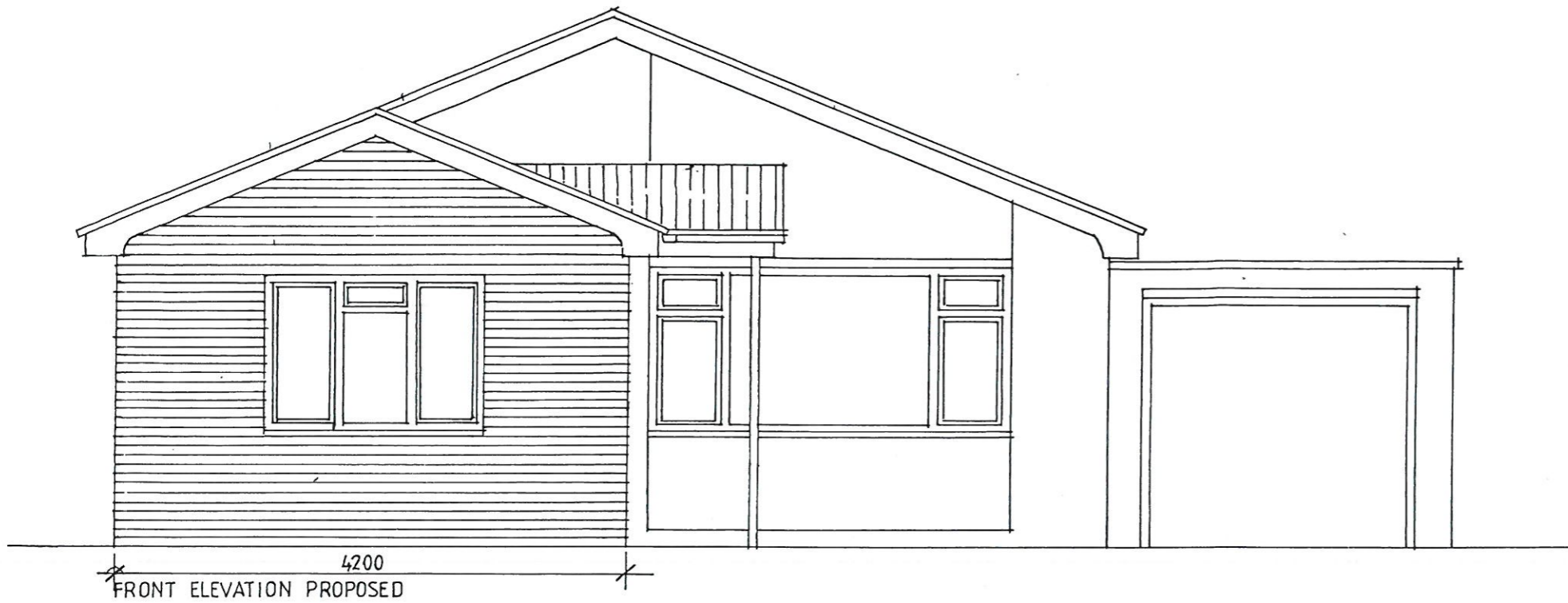
SIDE ELEVATION PROPOSED

2100

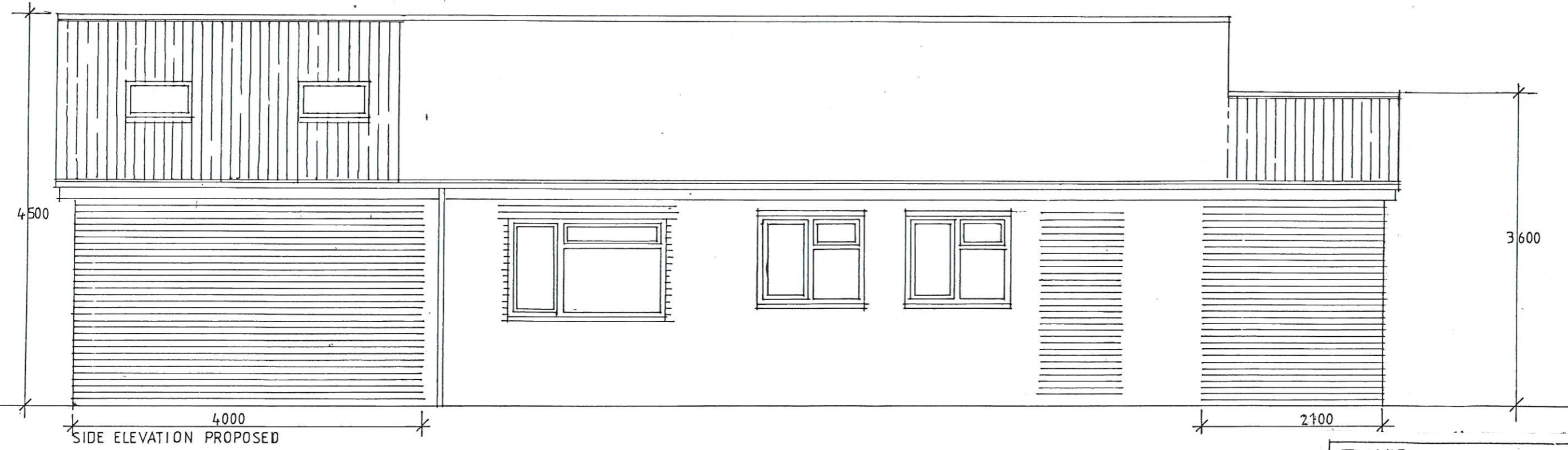
4000

REVISION A - 07 10 16 - PROJECTION OF FRONT EXTENSION
REDUCED FROM 3000 TO 2100

DAVID DESIGN IN AFFORD ARCHITECTURE	113 Whittlesey Road Stanground Peterborough PE2 8RR Telephone...01733 341465
	Client MR AND MRS EMERY
Project EXTENSIONS 43 WEST DELPH WHITTLESEY	Date 17 08 16
Scale 1:50 Drawing no. 1617/22/05	Revision A



4200
FRONT ELEVATION PROPOSED



4000
SIDE ELEVATION PROPOSED

REVISION B - 07 10 16 - PROJECTION OF FRONT EXTENSION
 REDUCED FROM 3000 TO 2100
 REVISION A - 23 08 16 - CLIENT REQUESTED AMENDMENT.

DAVID DESIGN IN AFFORD ARCHITECTURE	113 Whittlesey Road
	Stanground Peterborough PE2 8RR Telephone...01733 341465
Client	MR AND MRS EMERY
Project	EXTENSIONS 43 WEST DELPH WHITTLESEY
Scale	Date
1:50	17 08 16
Drawing no.	Revision
1617122/04	AB