

F/YR16/1059/F

Applicant: Mrs D W Hall

**Agent : Mr David Broker
David Broker Design Services**

30 Park Lane, Whittlesey, Peterborough, Cambridgeshire

Erection of part 2-storey/single storey rear extension to existing dwelling involving demolition of existing kitchen within a Conservation Area

Reason for Committee: Level of local interest from neighbours

1 EXECUTIVE SUMMARY

This proposal is to provide much needed assisted ground floor accommodation for a disabled person. A first floor additional bedroom will also be provided. The comments of the neighbours have been considered, particularly those relating to ecology, parking/highway safety, loss of light and private amenity space. However, it is considered that the development will not adversely harm the character and appearance of the area, the amenity of residents or future occupants, nor ecological interests within the site. The proposal, therefore, is considered to accord with Policies LP2, LP16, LP18 and LP19 of the Fenland Local Plan 2014 and is recommended for approval.

2 SITE DESCRIPTION

- 2.1 The site is a detached 2-storey dwelling set within a fairly large corner plot located within the Whittlesey Conservation Area. Approximately 50m to the north east is a Grade II listed building Horsegate House (No 7 Horsegate) (listed in 1950). The garden of the application site bounds a section of the southern garden wall to Horsegate House. The site is within Flood Zone 1.
- 2.2 The dwelling is a late 19th century property, although much altered. It sits on a left hand bend terminating the views through the Conservation Area looking west along Park Lane from Church Lane. The site benefits from ample off -site parking, a garage, various outbuildings, trees to the front and back and a small pond within the rear garden. Vehicular access to No 1 Horsegate is located perpendicular to the access to the application site.
- 2.3 Park Lane Junior School and other residential development built from the 1960s onwards is beyond the left hand turn in the road, including No 32 Park Lane which is a detached bungalow located very close to the western boundary wall with No 30, the application site.
- 2.4 The dwelling faces due east and because of the bend in the road, the existing conservatory to the southern (side) elevation is visible from the road. Adjacent to the western boundary fence is a collection of single storey buildings attached to the main dwelling, including the kitchen and a log store. There is a gap of 2.2m between these buildings and the boundary wall and a further 1m to the side elevation of the adjacent bungalow. There are 3 x openings located in this

elevation of the bungalow. These are believed to be: an entrance door, a toilet and a bathroom window.

3 PROPOSAL

- 3.1 The proposal is for a part 2-storey, part single storey extension to the western elevation of the dwelling, adjacent to the neighbouring bungalow. It will involve the demolition of the existing kitchen and log store which is the location of the proposed 2 storey element. Since the original submission the proposal has been amended in light of neighbour and consultee comments, including the removal of the first floor balcony. An Ecological Assessment Update Report (Feb 2017) has also been submitted.
- 3.2 The extension will provide ground floor bedroom/bathroom/sitting room accommodation for a disabled person. The kitchen will be replaced and an additional en-suite bedroom provided at first floor level above. A new disabled access will be provided. No windows are to be included at first floor level in the western elevation. The new roof will be hipped and tie in with the existing house. The single storey element will have a pitched roof to a maximum height of 4.2m.
- 3.3 Since receiving the highways officer's comments, the applicant has provided an additional plan showing the location of the temporary storage for building materials and off road parking for 2 vehicles to the rear of 23 Park Lane.
- 3.4 Full plans and associated documents for this application can be found at: <https://www.fenland.gov.uk/publicaccess/applicationDetails.do?activeTab=documents&keyVal=OGSOB2HE01U00>

4 SITE PLANNING HISTORY

- 4.1 F/YR16/0711/F Erection of a single-storey 2-bed dwelling with associated parking (including 2 spaces to serve 30 Park Lane) involving demolition of existing outbuildings within a Conservation Area. Withdrawn 12/10/2016
Land North Of 30 Park Lane Whittlesey.
- 4.2 F/YR16/0289/F Erection of a 2-storey 3-bed dwelling with associated parking (including 2 spaces to serve 30 Park Lane) involving demolition of existing Outbuildings. Withdrawn 06/02/2016. Land North Of 30 Park Lane Whittlesey.

5 CONSULTATIONS

5.1 Whittlesey Town Council

The Town Council support the amended application and the conditions that have been identified.

5.2 CCC Highways

The proposed extension is ancillary to the main use of the site and the existing access arrangement will remain the same.

I acknowledge the proposed development will result in a requirement for an additional parking space and with it there will be some intensification of the site. However, any vehicle movements will purely be related to a single dwelling rather than two separate dwellings that have previously been proposed. I do not consider this development to justify any improvements on the public highway so long as

adequate on site turning can be provided that allows vehicles to enter and exit in a forward gear.

I don't consider the turning arrangement to be ideal given that vehicles are required to perform a number of shunts to achieve forward direction. However I acknowledge that there is sufficient space for vehicles to turn therefore I have no highways objections subject to the following condition:

Prior to the first occupation of the development the proposed on-site parking /turning shall be laid out in accordance with the approved plan and thereafter retained for that specific use.

Reason - To ensure the permanent availability of the parking / manoeuvring area, in the interests of highway safety.

5.3 Whittlesea Society

No reason to object

5.4 CCC Archaeology

We have reviewed the planning application and have no objections or requirements for this development.

5.5 Historic England

Do not consider that it is necessary for this application to be notified to Historic England.

5.6 FDC Environmental Health

The Environmental Health Team note and accept the submitted information and have 'No Objections' to the proposed development. The proposal is unlikely to have a detrimental effect on local air quality or the noise climate. However given that the development involves the demolition of an existing part of the building the following condition should be imposed.

UNSUSPECTED CONTAMINATION

CONDITION: If during development, contamination not previously identified, is found to be present at the site then no further development (unless otherwise agreed in writing with the LPA) shall be carried out until the developer has submitted, and obtained written approval from the LPA, a Method Statement detailing how this unsuspected contamination shall be dealt with.

REASON: To ensure that the development complies with approved details in the interests of the protection of human health and the environment.

5.7 FDC Conservation Officer

The revised scheme is considered acceptable from a conservation perspective. The applicant has addressed previous conservation concerns which related to the addition of a kitchen extension with balcony over on the south side as this element is now omitted from the scheme.

Suggested Conditions

Prior to the commencement of works details to include: (i) brick sample, (ii) roof tile samples, (iii) product/brochure information for windows and doors, (iv) product/brochure information for rainwater goods and this information shall be

submitted to and approved in writing by the Local Planning Authority and the works shall be carried out in accordance with the approved details.

The render finish to be used on the two storey rear extension shall match in texture and colour finish the render on the main part of the house.

5.8 PCC Wildlife Officer

Protected Species:

I am pleased to note that this application is now accompanied by an Ecological Assessment Update Report (Feb 2017). Based on the information provided and having visited the site, I have the following comments to make with regard to protected species:

Bats: I am satisfied that the buildings and trees within the application site have been adequately inspected for the presence of bat roosts with no evidence found, however the garden north of the site is likely to be used by foraging bats. Therefore as a precaution I would recommend that:

1) Any external lighting is carefully designed to be baffled downwards away from the northern garden area and boundary trees to minimise any potential disturbance to foraging bats.

2) The provision of two bat tubes to be incorporated into the new dwelling to provide suitable bat roosting habitat (as recommended in the ecology report).

3) As a precaution the buildings and trees to be re-checked for presence of bats immediately prior to commencement of any site clearance works. The above detail should be provided by the applicant which would be acceptable via a suitably worded condition.

Reptiles & Amphibians: I am satisfied with the report's assessment of impacts to reptiles and amphibians, and that no EPS licence is likely to be required, with an offence "highly unlikely" as per Table 4 of the report. I also note that the majority of suitable habitat (garden area to north of development) is to remain unaffected by the proposal, and that two trees are to be removed which currently shade the small garden pond. A precautionary approach is recommended, which I would support.

I would therefore request that a suitably worded condition is imposed requiring that works are implemented in accordance with the non-licensed method statement set out in section 8.11 of the Report which includes the creation of a hibernacula.

Nesting Birds: The Report identifies habitats and features within the site which may support nesting birds. Where any vegetation or buildings are to be removed, these might provide suitable habitat for nesting birds during the nesting season (1st March to 31st August). I would therefore recommend that a suitably worded condition be attached requiring the avoidance of such site clearance works during this period, or where this is not possible, that a suitably qualified ecologist first carries out a survey to establish that nesting birds are not present or that works would not disturb any nesting birds.

I would also request that, as recommended in the ecology report, a number of bird nest boxes are installed that cater for species such as Swifts. Details regarding numbers, designs and locations should be provided by the applicant which would be acceptable via a suitably worded condition.

Hedgehogs: Suitable habitat is present within the application site to support hedgehogs which are a UK Biodiversity Action Plan priority species and listed as a Species of Principle Importance under s41 of the NERC Act 2006. I would therefore request that:

- 1) Any potential nesting areas be hand-searched by a suitably qualified ecologist prior to commencement of any site clearance works.
- 2) All construction trenches are covered overnight or a means of escape provided for any mammals that may have become trapped.
- 3) Provision of 1m gap along western boundary wall to ensure continued access/movement for hedgehogs.

The above may be secured via a suitably worded condition.

Site design & landscaping:

I would recommend that the existing ivy and vegetation growing against the boundary walls is retained wherever possible. With regard to any additional planting I would recommend the use of a range of native tree and shrub species, the detail of which may be provided via a suitably worded condition.

Recommendation:

I have no objection to the granting of planning permission subject to the use of appropriate conditions as set out above. I would however also request that should no development take place within two years from the date of permission being granted, that an updated ecological survey be required to take place. I can advise that subject to my recommendations being fully incorporated into the approved scheme the development will in my opinion result in no net loss to biodiversity.

5.9 Local Residents/Interested Parties

A number of local residents objected to the original submission. The re-consultation for the amended scheme has generated 5 letters of objection.

Ecology issues will be dealt with separately below. But other concerns include:

Parking on the road and impact of construction traffic;

Lack of on-site parking;

Parking across the access to No 1 Horsegate;

Poor visibility exiting the site;

Loss of hedging;

Occupiers of the new extension will have no privacy;

Lack of private amenity space;

Tree loss;

Damage to the foundations of No 32 due to water seepage, and to utilities during construction;

Loss of light and privacy to No 32;

Height of 2 storey building and proximity to No 32;

Right to light;

SW drainage;

Overpopulation of the site

Location of the skip.

Property devaluation;

Noise and pollution;

Impact on road safety and pedestrians from Primary School;

Parking at No 23 Horsegate will cause safety issues;

Ecology

Drs D and F Dodwell of Horsegate House commissioned their own Ecology Assessment. Their comments are as follows with PCC Wildlife Officer's response to each comment underneath:

1. Inspection for this assessment took place on 14 December. James Fisher's objections and requirements were notified on 21 December. I (Tom Langton) understand from James Fisher that he has visited the location and lifted his objection on the basis of his meeting, however I have not seen any written basis for this advice beyond the face value of the pre-comment assessment report. In this construction proposal, it is proposed that development is restricted to a few winter months with wildlife removal in September, when animals will be less likely to subsequently move onto the building area (as opposed to footprint and driveway) that is yet to be adequately defined on any plan. It is not however implicit that the driveway will be the builders storage and working area.

PCC Wildlife Officer's Response (James Fisher):

I visited the site to advise the applicant's agent and ecologist that an updated ecology report would be required. Only once this was received was my objection removed. I have advised that site clearance works are carried out during a restricted period, as per the recommendation in the ecology report, however it is not proposed that there would be a restriction on the subsequent construction works period.

2. Mr Fisher's objection letter clearly required a full survey of great crested newt, not simply an assessment and in fact a survey is needed in order to do an impact assessment. This was always the anticipation due to the previous application that offered very similar short and long term threats to the GCN population, but that also undetermined impacts. He said "the survey should be carried out and a report provided in advance of determination of the application".

PCC Wildlife Officer's Response (James Fisher):

I requested that an updated ecological appraisal be carried out, and am satisfied with the report submitted.

3. Given the similar sized footprint and construction, there is, in this application an attempt to switch the way in which this matter is being dealt with to one that comes under the heading of an *unlicensed method statement*. Such an approach is for locations where very small scale impact is anticipated. This scale of impact has not been demonstrated at this location, or assessed in the normal way, as it should have been. Most obviously, it has not been based on appropriate prior surveys at the right time of year.

PCC Wildlife Officer's Response (James Fisher):

I consider this application to be small-scale; the ecology report clearly demonstrates the amount of habitat affected which, using Natural England's rapid assessment, considers that an offence under the Habs Regs is highly unlikely.

4. I have visited this location and viewed the application site from all of the surrounding properties (See Annex 1). The area had lush, complex character, suitable for GCN prey and refuge and was a relatively overgrown garden environment including a path to a detached garage with raised beds, growbags and similar.

PCC Wildlife Officer's Response (James Fisher):

The garden area isn't being affected by the scheme.

5. The statement in the assessment that 'the majority of the development is the current gravel drive' is therefore misleading. If this area has started to be used or

has been cleared since the previous assessment, before approval has been given, then that is a material change that should be described and discussed.

The assessment says there is no cover for amphibians in the area of the 'existing drive'. If this cover has recently disappeared, then this is of concern. In my view, the assessment report provided by the applicant is not written in the clear and detailed manner for the minimal approach suggested. Instead it muddles the general proposed undertakings for such a licensing approach and fails to provide essential detail to justify any decision at this particular location.

PCC Wildlife Officer's Response (James Fisher):

The majority of the site does not represent suitable GCN habitat; some areas will require careful clearance as a precaution, under ecological supervision, which I consider is proportionate to the scale of development.

6. It is good and normal practice, if heading for this higher risk strategy (both for the applicant and the Competent Authority) to lay out in detail exactly what the circumstances are and what will be done, in such a manner that an enforcement officer may refer to it at a future date. From the appraisal should come a stand-alone Method Statement. Only then can it be assessed, judged and monitored against clear milestones.

Please be under no illusion and be on notice, that the approach as described is regarded as an attempt to get around the previously required survey. This was considered necessary because of the highly important GCN breeding pond in close proximity and the **unmeasured** value of the application site pond and surrounds.

Such an approach does not mean that there will not be an offence and it places the local planning authority (LPA) and the applicant under a higher level of scrutiny with regards to default. Because of the necessity for third party scrutiny it is imperative that an unlicensed approach be supported by a proper survey and detailed Method Statement.

PCC Wildlife Officer's Response (James Fisher):

I have recommended the use of a condition requiring adherence with the precautionary approach in the report. Also a clear plan has been provided which indicates a designated area for construction parking, storage of materials etc. that avoids the garden and pond areas.

I disagree with the second paragraph, in my opinion the ecology report sets out a proportionate approach. This pond was assessed in the ecology report and an HIS score given. The pond isn't being directly affected and the surrounding garden habitat will remain unaffected. In addition, Tom Langton considered that this pond was unlikely to support breeding GCN (telephone conversation)

I am satisfied that the ecology report is adequate and that no EPS licence is required.

7. It is my view that the LPA must require a detailed stand-alone and survey-based Method Statement, with consultation period, in order for the application to be assessed correctly. Otherwise (in the absence of a clear survey-based method statement and consultation period) there would be a misplaced procedure (Wooley v Crown) against which the Council may be exposed, including the result of any decision being quashed.

This is a simple matter. In the report there are around a dozen key undertakings that are currently vaguely or ambiguously stated, which should be elaborated to give clear plans with clear details, indicating:

- the basis of the habitat measurements given,
- the edges of any proposed working areas,
- locations where builders will be allowed access with machines or foot-fall.
- dates of first construction access and latest date for completion of work and variations according to rainfall and temperature patterns.
- heavy machinery use and positions
- use of splash, dust and particulates screens and stand-offs

In addition, there are other key details that are **completely missing** from the report, and a list can be supplied if necessary. However any competent and experienced ecological consultancy will have a pro-forma for this, assuming they have previously carried one out correctly.

PCC Wildlife Officer's Response (James Fisher):

Second paragraph- I'm satisfied this has already been provided/ can be suitably covered by condition. Third paragraph- I'm satisfied with the standard of the ecological report submitted.

8. Please do not take the applicant's suggested amendment to mean that the existing application is considered acceptable in any way. It is frankly very odd to see the non-licensed approach being formed at this late stage for this kind of location and where the uncertainty has been extensively discussed between ecologists.

- The development is still in effect the creation of an additional large dwelling in the garden of an existing property and is out of scale and character. The garden habitat is core EPS habitat, which it is necessary to maintain to recover the favorable conservation status of the species in the area.

PCC Wildlife Officer's Response (James Fisher):

I disagree; the garden will be largely unaffected and the ecology report demonstrates that the area of habitat affected is very small.

- The proposed dwelling would block light to a considerable extent to the garden and pond that the applicant's consultant judged not to be shaded by any other vegetation. The removal of two trees looks suspicious because the massive shading from the new build (that has not been measured/described) will have considerable impact upon the pond and its surroundings. Shadow drawings from the house have not been provided so it is not clear how much the small pond will be impacted. Nor is there any simple calculation in terms of monthly sunshine loss, which could be estimated in a few hours work.

PCC Wildlife Officer's Response (James Fisher):

I do not consider this to be an important issue as the small garden pond is unlikely to support breeding GCN, and the proposed tree removal would help mitigate any slight increase in shading that may result from a single storey side extension

- There is no proper consideration of increased traffic and parking on mortality of amphibians in the post-construction phase during key periods of activity.

PCC Wildlife Officer's Response (James Fisher):

An increase in traffic is considered unlikely given there will be no additional dwelling and no additional people using the new extension.

9. For the above reasons we would strongly urge that this matter is reconsidered before any decision is taken, and that a survey is required. It should not take that long for a competent ecologist to present the information in the correct manner and for that to provide the proper point of reference necessary for expert scrutiny.

My understanding of what was agreed on site, from talking with Mr. Fisher this week, has not been carried out or conveyed correctly in the report, and it holds many ambiguities that could result in an offence.

PCC Wildlife Officer's Response (James Fisher):

I am satisfied with the submitted report and details.

10. In my experience, making any decision based on the current level of information is bad practice, unsafe and may lead to challenge and legal issues, when approved or when construction work commences.

As the report indicates that construction work cannot commence until September 2017 at the earliest, there is plenty of time to resolve this matter in the right way. This should be done whether or not permission for some form of modest and appropriate extension is eventually granted.

I consider it very important to make this point and have it on record, in case of any future audit of the decision-making process of FDC planners in relation to EPS in this area. You may instead decide to refuse the application due to the deficiencies described above. Given the current lack of detail, this would, in my opinion, be the proper response.

6 STATUTORY DUTY

- 6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires a planning application to be determined in accordance with the Development Plan unless material planning considerations indicate otherwise. The Development Plan for the purposes of this application comprises the adopted Fenland Local Plan (2014).
- 6.2 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities when considering development to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area.

7 POLICY FRAMEWORK

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)
Fenland Local Plan 2014: LP1, LP2, LP3, LP15, LP16, LP18, LP19

8 KEY ISSUES

- **Principle of Development**
- **Design and Conservation Area**
- **Amenity**
- **Parking/ Road Safety**
- **Ecology**
- **Other**

9 ASSESSMENT

Principle of Development

- 9.1 The site is within the built framework of the settlement and Conservation Area. Policy LP16 and LP18 support the principle of such development subject to the design and appearance and its impact on the character of the conservation area. Policy LP2 and LP16 seek to ensure that development does not adversely affect the amenity of neighbouring users. Subject to the proposal satisfying the requirements of these policies, the principle of the development is supported.

Design and Conservation Area

- 9.2 Policy LP16 seeks to achieve high quality environments by (a) protecting and enhancing heritage assets and their settings; and (d) by providing a positive contribution to local character. Policy LP18 also seeks to protect the historic environment.
- 9.3 With this in mind, it is the single storey extension to the north side of the property that impacts on the view through the conservation area as it would be visible in the referenced view. However, it is felt that as a result of its juxtaposition with the main house and its scale and design, this element of the extension will read as an outbuilding linked to the main house. It is considered that by its nature and setting, approximately 9m back from the access, it will appear subservient within the composition of the whole house. Subject to the agreement of materials by an attached condition, this part of the proposal is acceptable in design terms.
- 9.4 In considering other elements of the proposal there is no issue with the intended two storey rear extension which will sit comfortably with the form and proportions of the existing dwelling. The roof of the two storey element has been hipped away from the neighbouring property. Its presence will not adversely affect the character and appearance of the conservation area.
- 9.5 The proposed balcony has been removed as has the flat roof breakfast extension. It is felt that the form and nature of this part of the proposal looked awkward with the form and style of the 19th century dwelling.
- 9.6 In considering the impact of the proposal on the setting of the Grade II listed building, Horsegate House it is concluded that the proposed extensions will not have any tangible impact on the setting of Horsegate House. Although the two properties do share a garden boundary, Horsegate House itself is actually located

approximately 50m north east of 30 Park Lane. As the crow flies there are gardens to several other properties between them. The proposed extensions may be seen from certain points from within the garden of Horsegate House but are not overly dominant features in this urban locality nor will they appear to unduly encroach on the garden to Horsegate House. The proposal is considered to be of an appropriate scale and design and therefore considered consistent with Policy LP16 and Policy LP18.

Amenity

- 9.7 Policy LP16 (e) seeks to protect amenity and Policy LP2 requires development to promote high levels of residential amenity. The proposal is for a part 2-storey, part single storey extension to the western elevation, adjacent to No 32 Park Lane.
- 9.8 The curtilages to No 32 and No 30 Park Lane are separated by a 1.8m high brick wall. Dense vegetation and the close proximity of the boundary wall to the side elevation of No 32 means the passageway is quite shaded anyway from existing development. There are no principle windows to this elevation of No 32. The 2-storey element of the proposal will be adjacent (east) to the main body of the bungalow but will not protrude beyond the footprint of the bungalow. Therefore it is considered that, although there would be some additional shading, this part of the proposal would not add significantly to the amount of shading which is already created from the existing development.
- 9.9 The single storey part of the proposal runs parallel to a 1.8m high fence (replacing the wall) at the rear of No 32. The existing bungalow shields the sun from this part of the rear garden as it travels east to west. The pitched roof of the single storey extension would be visible from No 32, but it would not impact significantly on the enjoyment of the garden or through loss of light.
- 9.10 The dwelling sits within a fairly large plot and the loss of some garden and vegetation to the development would not impact on the amenity of the current or future occupiers of No 30.
- 9.11 Taking all of the above into consideration, it is considered that on balance the proposal is acceptable and in accordance with Policies LP2 and LP16.

Parking/ Road Safety

- 9.12 Objections have been made in relation to parking provision and road safety. The application is for a residential extension and the existing access will remain. The highways officer has explained that as such the proposed extension is ancillary to the main use of the site. It is accepted that the proposed development will result in a requirement for an additional parking space and with it there will be some intensification of the site. However, any vehicle movements will purely be related to a single dwelling rather than two separate dwellings that have previously been proposed. Again as such, the scale of this development does not justify any improvements to the public highway. It is acknowledged that there is sufficient space for vehicles to turn on site and therefore there are no highways objections to the development nor the location of the temporary parking at No 23 Horsegate during the construction phase.
- 9.13 The agent has confirmed that the applicant has permission from the owner of No 23 Park Lane, opposite, who does not have a car or visitors, to use her garage and a parking space for the applicant's car and any visitors whilst building work is undertaken. This will free up the existing driveway and access for builders' vehicles

and materials. It is understood that the building contractor lives in Horsegate and will thus park his vehicle, when not delivering to site at his home. There will be limited deliveries of materials and the building contractor will carefully schedule deliveries mostly in small amounts. He is aware of the limited nature of the site and will work accordingly. He is also aware not to impede access to the gates of No 1 Horsegate.

Ecology

- 9.14 It is unusual for a resident to commission their own Ecology Report in response to a near neighbour's planning application for an extension. James Fisher, PCC's Wildlife Officer has provided detailed comments in response to this report which have been set out above. In summary and subject to appropriate conditions, he considers that the survey work and proposed mitigation is proportionate to the type of development proposed. Therefore the proposal is considered to comply with Policy LP19 of the Fenland Local Plan 2014.

Other

- 9.15 There appears to be disagreement between the neighbour at No 32 and the agent with regard to drainage/ surface water storage damage. The agent indicates that it was brought about by poorly constructed drains when No 32 was built circa 1970. The repair was carried out some 30 years ago when the bungalow foundations were under pinned with concrete to a depth of around 2 metres or deeper.
- 9.16 The agent has confirmed that all construction work would be carried out in accordance with the building regulations and if necessary the Party Wall Act will be invoked, which will protect the integrity of the adjacent bungalow No 32 Park Lane and its occupants.
- 9.17 Property devaluation is not a material planning consideration.

10 CONCLUSIONS

- 10.1 The proposal is to provide much needed assisted ground floor accommodation for a disabled person. An additional bedroom will also be provided. The comments of the neighbours have been considered, particularly those relating to ecology, parking/ highway safety, loss of light and private amenity space. It is considered that the development will not adversely harm the character and appearance of the area, the amenity of residents or future occupants, nor ecological interests within the site. The proposal therefore accords with policies LP2, LP16, LP18 and LP19 of the Fenland Local Plan 2014.

11 RECOMMENDATION

Grant subject to the following conditions:

- 1. Time limit- 3 years**
- 2. Prior to the first occupation of the development the proposed on-site parking /turning shall be laid out in accordance with the approved plan and thereafter retained for that specific use.**

Reason - To ensure the permanent availability of the parking / manoeuvring area, in the interests of highway safety and in accordance with Policy LP15 of the Fenland Local Plan 2014.

3. **If during development, contamination not previously identified, is found to be present at the site then no further development (unless otherwise agreed in writing with the LPA) shall be carried out until the developer has submitted, and obtained written approval from the LPA, a Method Statement detailing how this unsuspected contamination shall be dealt with.**

Reason- To ensure that the development complies with approved details in the interests of the protection of human health and the environment.

4. **Prior to the commencement of development details to include: (i) brick sample, (ii) roof tile samples, (iii) product/brochure information for windows and doors, (iv) product/brochure information for rainwater goods shall be submitted to and approved in writing by the Local Planning Authority and the works shall be carried out in accordance with the approved details.**

Reason- In the interests of protecting the visual amenity and heritage asset in accordance with Policy LP16 and LP18 of the Fenland Local Plan 2014.

5. **The render finish to be used on the two storey rear extension shall match in texture, colour and finish the existing render on the main part of the house.**

Reason- In the interests of protecting the visual amenity and heritage asset in accordance with Policy LP16 and LP18 of the Fenland Local Plan 2014.

6. **Prior to the commencement of development and thereafter as appropriate, the development shall be carried out in accordance with the Ecological Assessment Update Report (Feb 2017) submitted with the application and the following specific requirements:**

- 1) **Any external lighting shall be designed to be baffled downwards away from the northern garden area and boundary trees to minimise any potential disturbance to foraging bats.**

- 2) **Two bat tubes shall be incorporated into the new development to provide a suitable bat roosting habitat (as recommended in the ecology report).**

- 3) **The buildings and trees shall be re-checked for the presence of bats immediately prior to the commencement of any site clearance works.**

- 4) **The works shall be implemented in accordance with the non-licenced method statement set out in section 8.11 of the Ecological Assessment Update Report (Feb 2017) which includes the creation of a hibernacula.**

- 5) **No site clearance of vegetation or buildings shall take place during the nesting season (1st March to 31st August). Where this is not possible, a suitably qualified ecologist shall first carry out a survey to establish that nesting birds are not present or that works would not disturb any nesting birds.**

- 6) **details regarding the number, location and design of bird nest boxes to be installed on the site shall be submitted to and approved by the local planning authority. The development shall be built out and maintained in accordance with the approved details.**

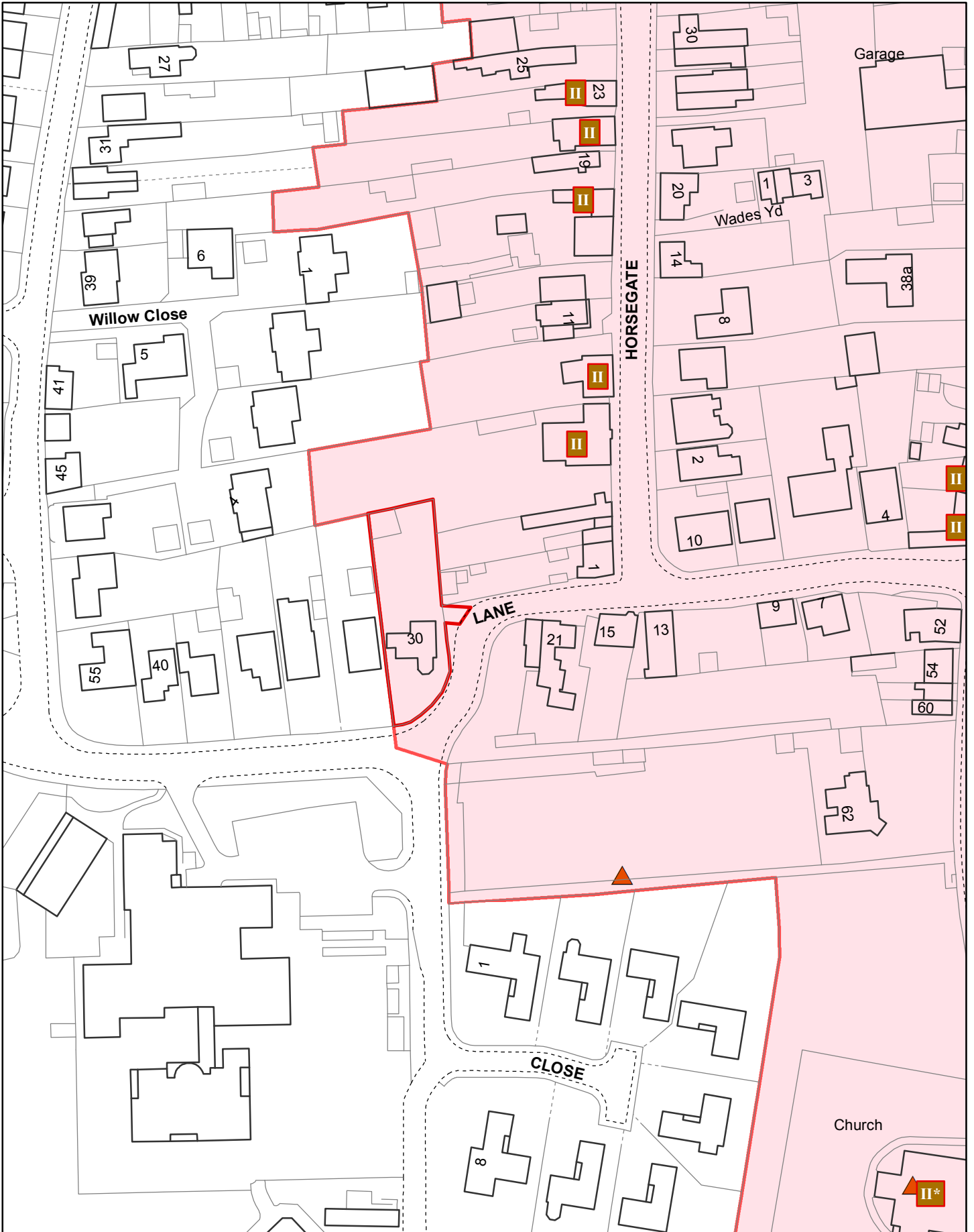
7) Prior to the commencement of development and any site clearance works any potential nesting areas for hedgehogs shall be hand searched by a suitably qualified ecologist.

8) All construction trenches shall be covered overnight or a means of escape provided for any mammals that may have become trapped.

Reason- In the interests of Policy LP19 of the Fenland Local Plan 2014

- 7. Should no development take place within two years from the date of this permission, an updated ecological survey will be required prior to the commencement of any development or site clearance.**

Reason- In the interests of Policy LP19 of the Fenland Local Plan 2014



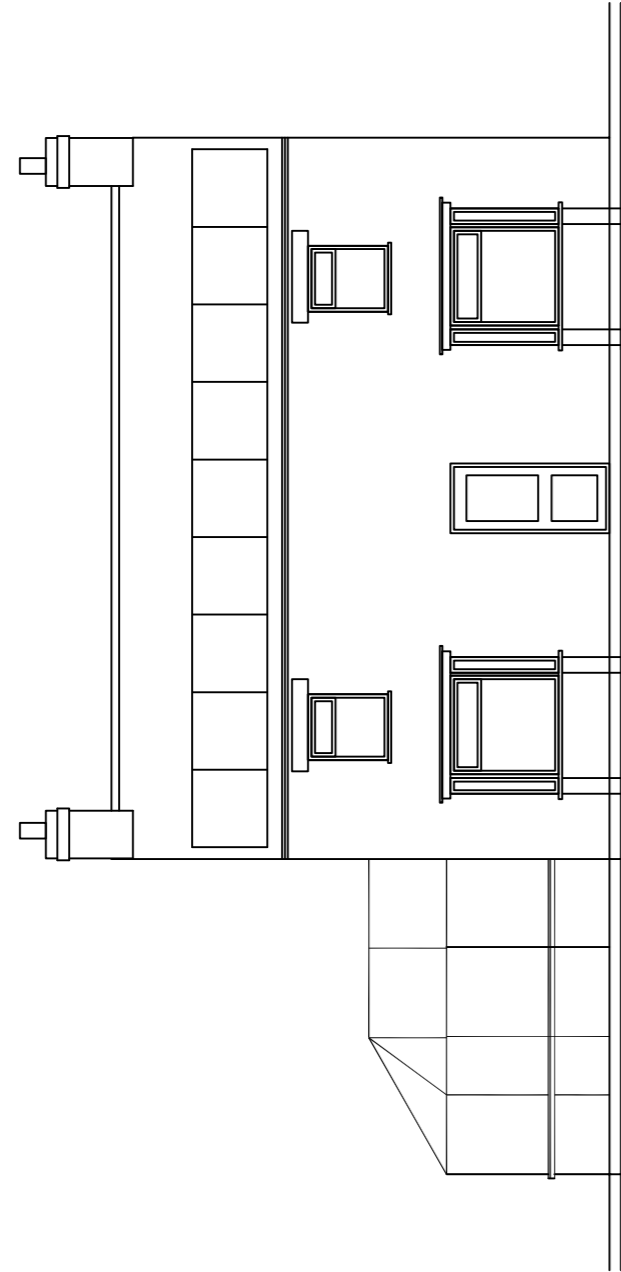
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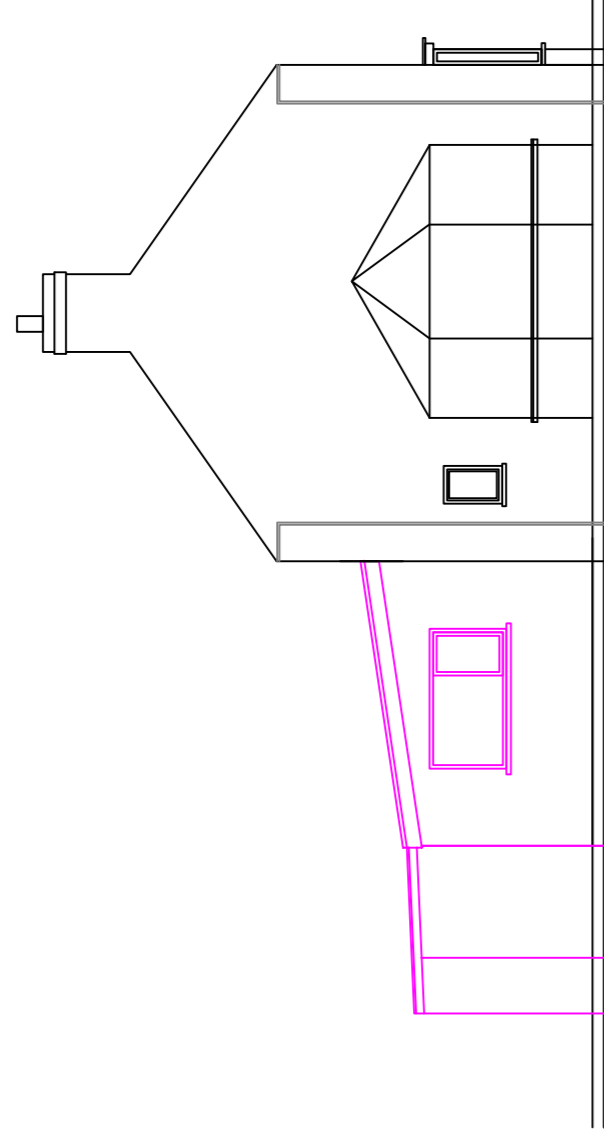
F/YR16/1059/F

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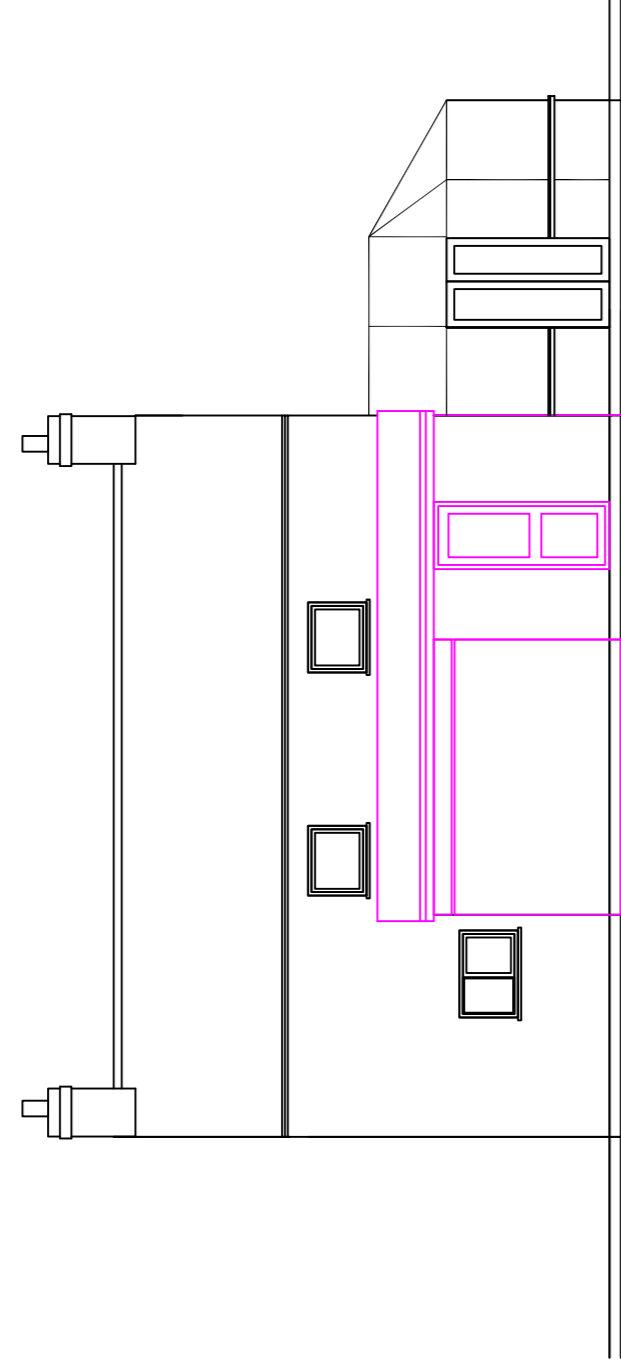




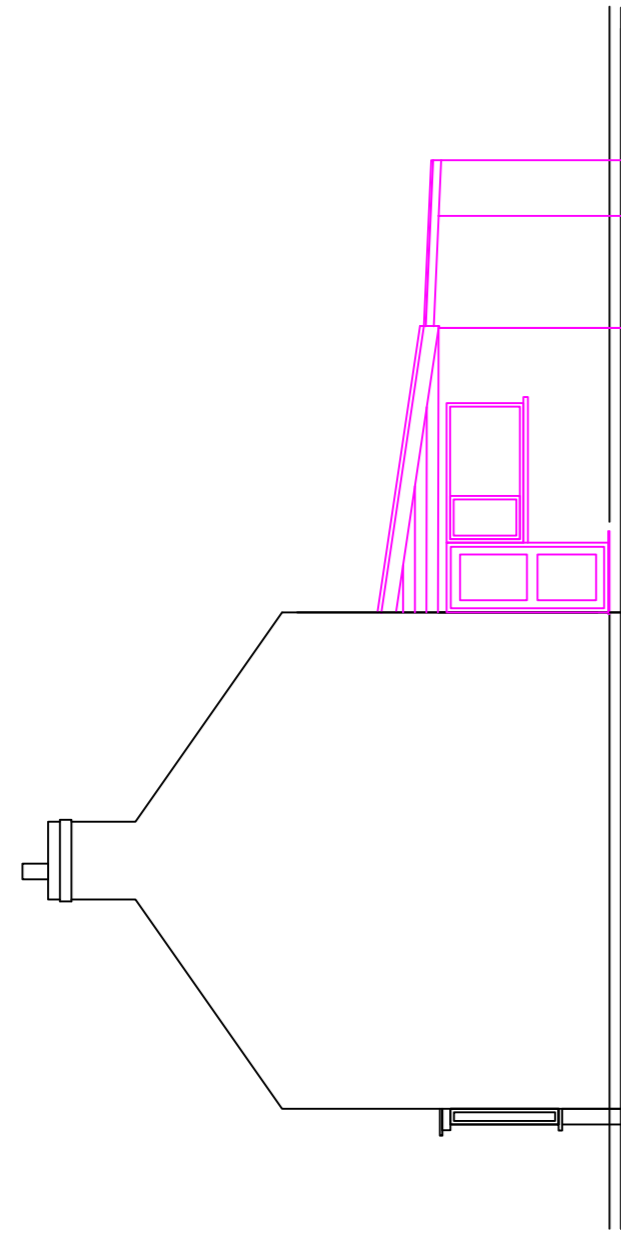
FRONT-EAST ELEVATION
SCALE 1:100



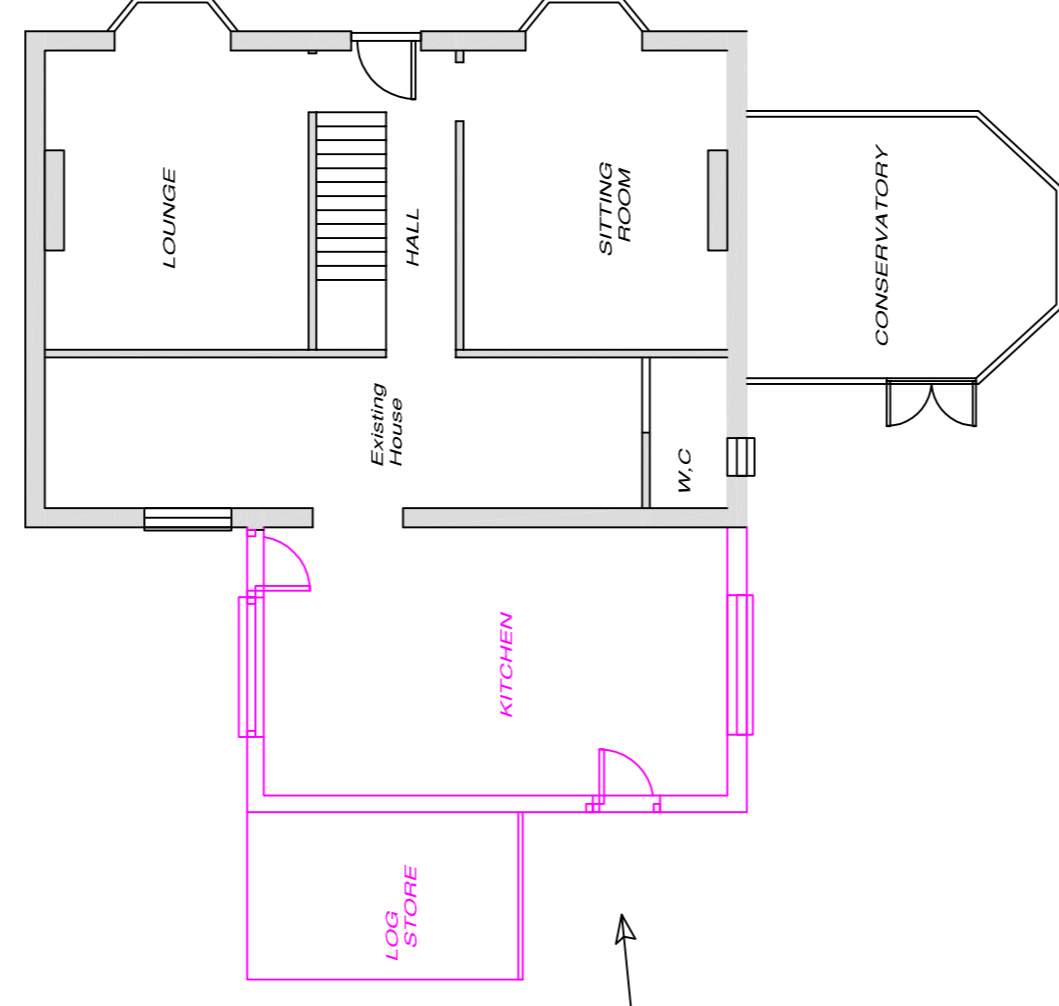
SOUTH ELEVATION



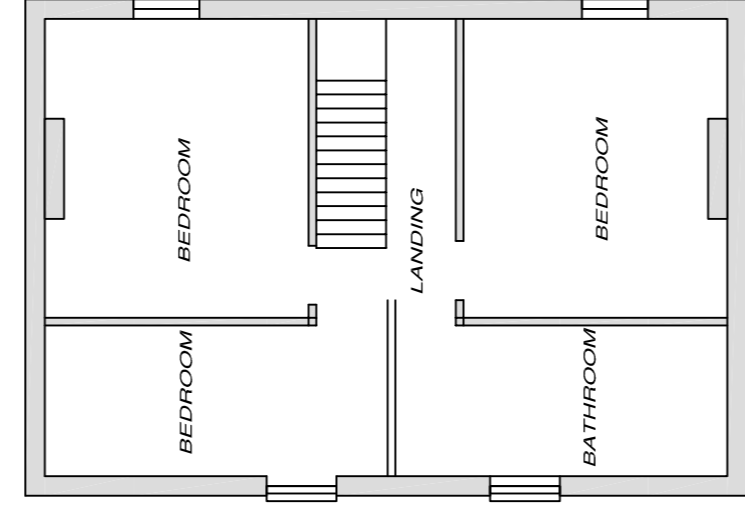
WEST ELEVATION



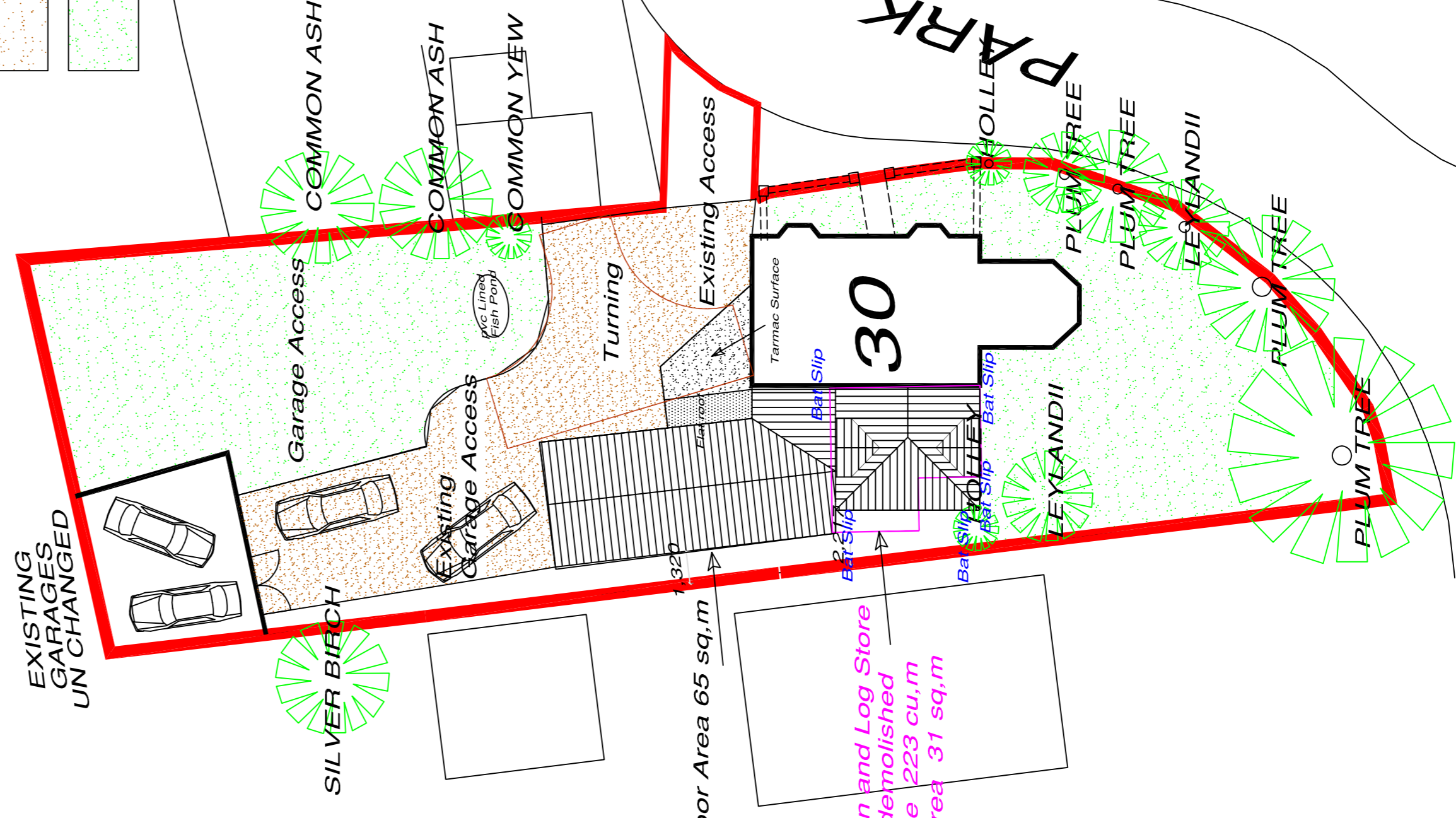
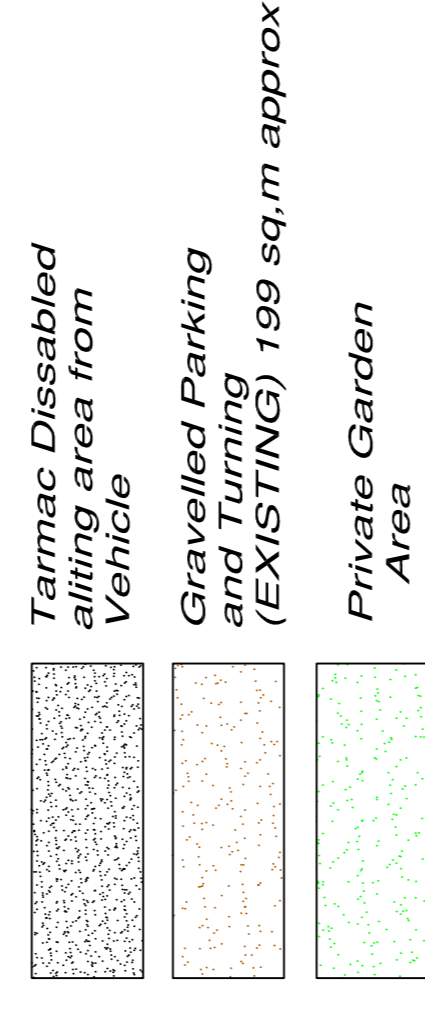
NORTH ELEVATION



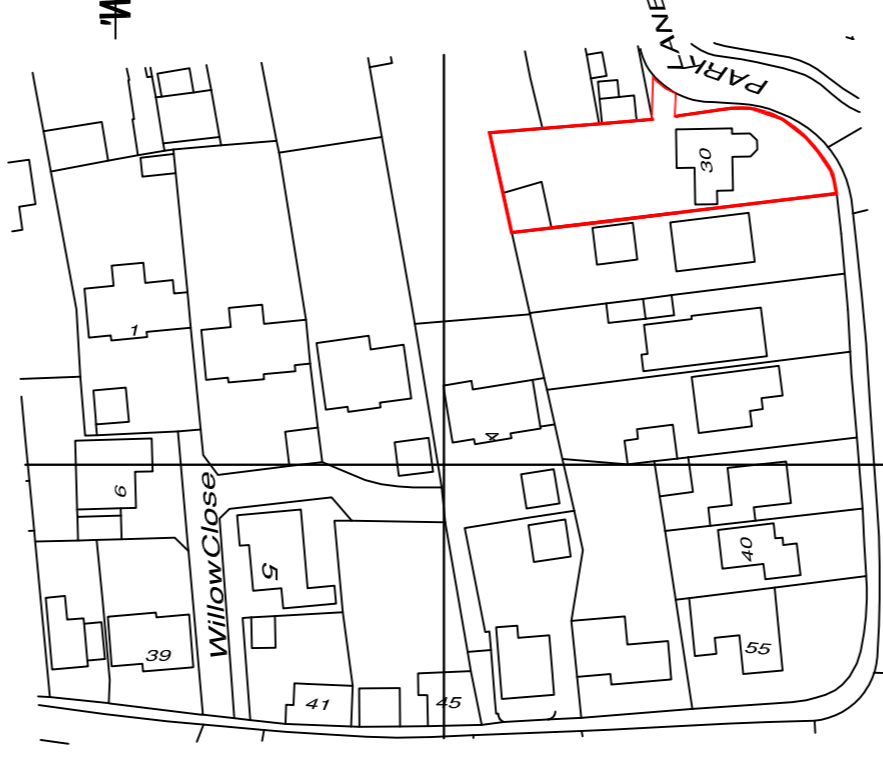
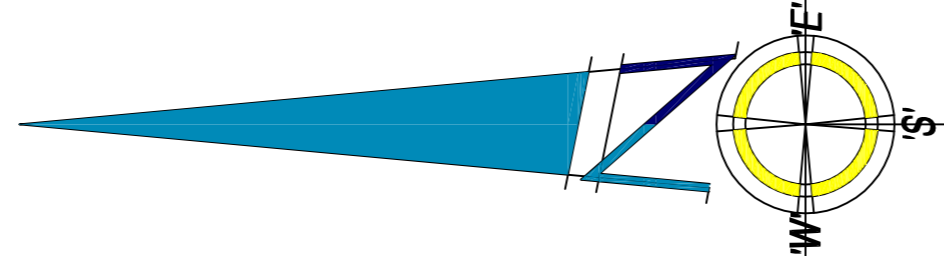
GROUND FLOOR PLAN
SCALE 1:100



FIRST FLOOR PLAN



BLOCK PLAN 1:200



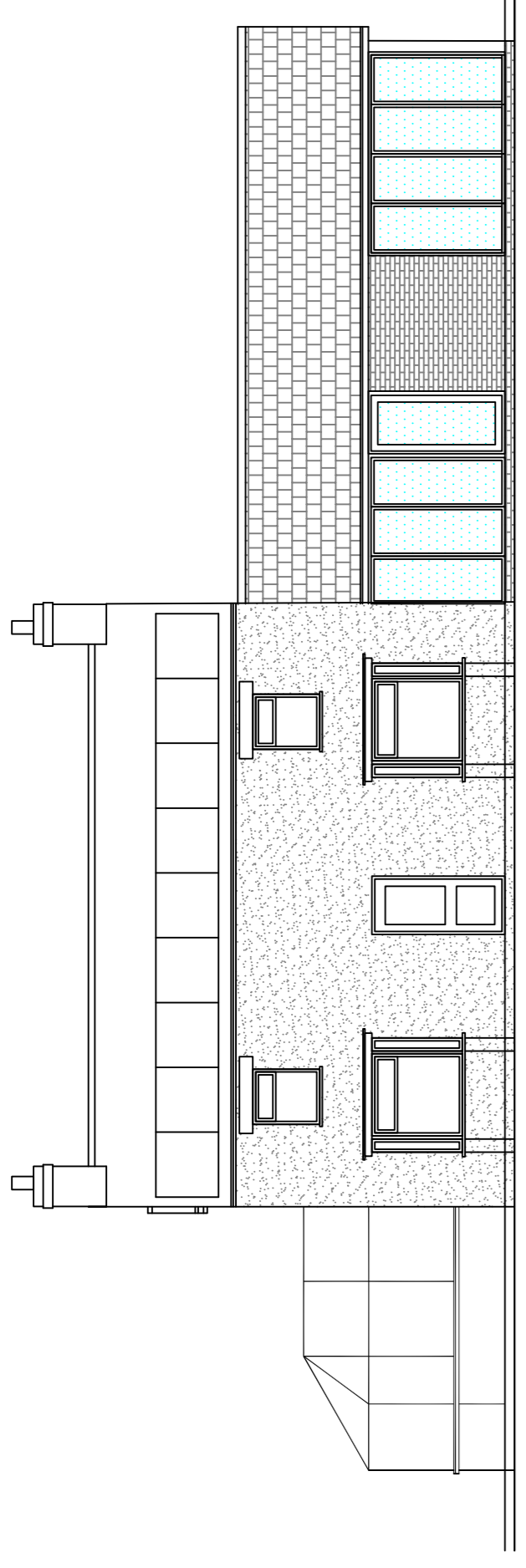
LOCATION PLAN 1:1250

A: Review and forward proposing for removal of roof & flat Slips added DB 07/03/17
Rev: 1: Prepare BY: DB

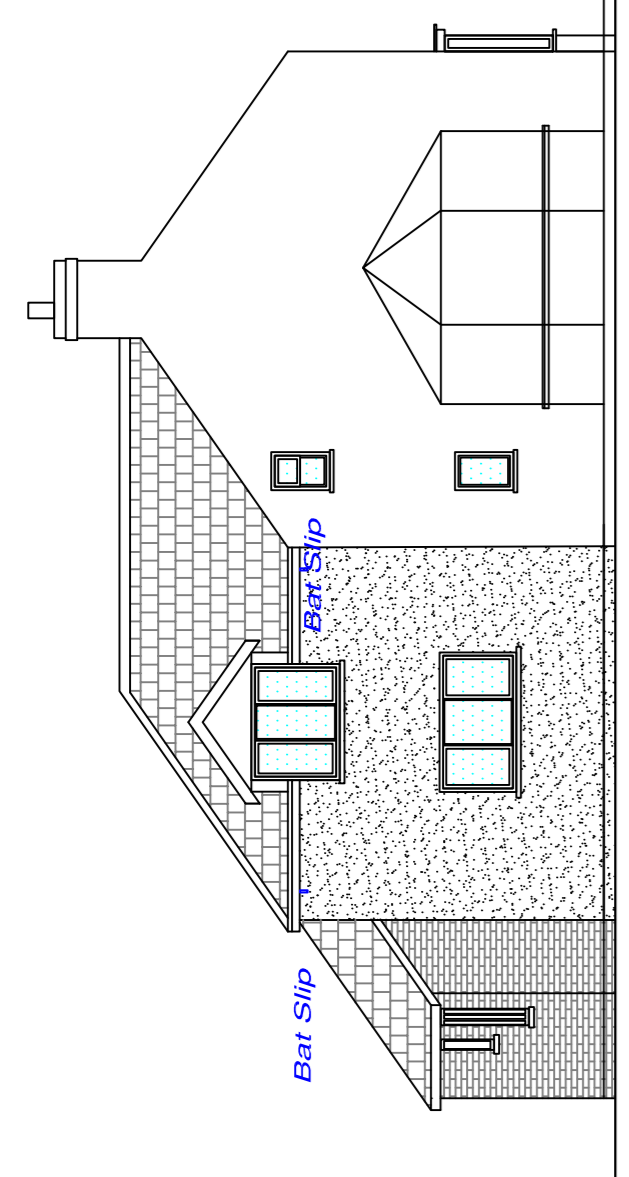
DBDS
DAVID BROKER DESIGN SERVICES ARCHITECTURAL TECHNICIANS
187, ACSEA EXISTING GA PLANS AND ELEVATIONS
PROPOSED SITE AND LOCATION PLAN AND TREE POSITIONS
Web site: www.davidbrokerdesignservices.co.uk
DANBROOKE HOUSE STATION ROAD
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DESIGN AND DEVELOPMENT
ESTABLISHED 1975
Tel: 01454 414000
Fax: 01454 414001
E-mail: david.broker@dbds.co.uk

Issue:					
Client:	MRS D W HALL	Drawn:	DB	Checked:	
Drawing No:	187-ACSEA EXISTING GA PLANS AND ELEVATIONS PROPOSED SITE AND LOCATION PLAN AND TREE POSITIONS	Date:	07/03/17	Revision No:	
Project:	PROPOSED DEMOLITION OF EXISTING KITCHEN AND LOG STORE WITH FORMATION AND TURNING AND INSTALLATION OF NEW GRASS AND PLANTING AND SPECIAL ACCOMMODATION FOR ADISABLED PERSON	Drawn:	DB	Checked:	
Site:	No 30 PARK LANE WHITTLESEY	Date:	07/03/17	Revision No:	
Postcode:	PE7 1JB	Date:	07/03/17	Revision No:	
Print Scale:	1:50 @ A1	Date:	07/03/17	Revision No:	

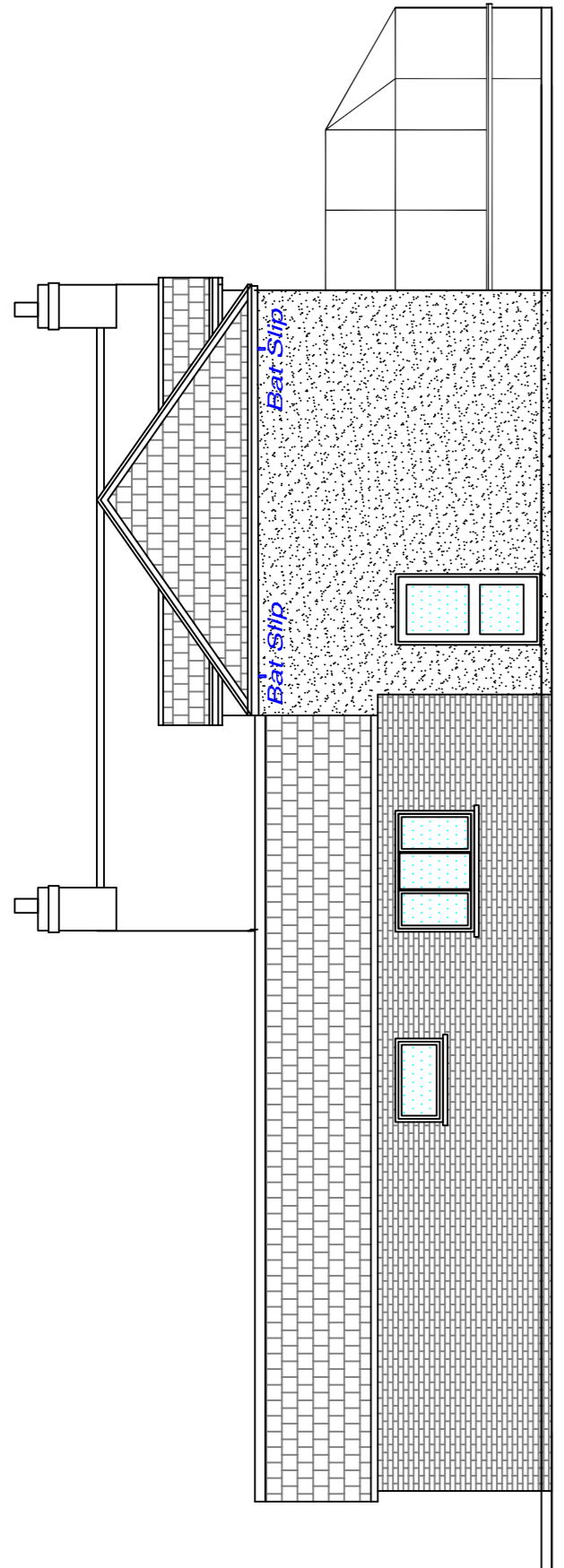
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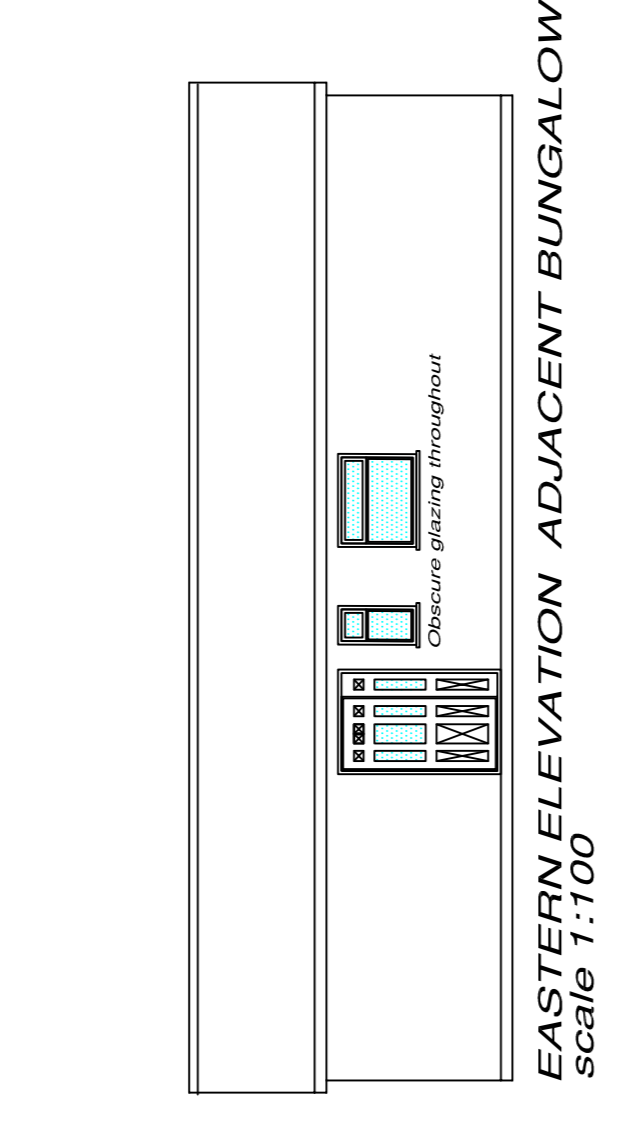
FRONT-EAST ELEVATION
scale 1:100



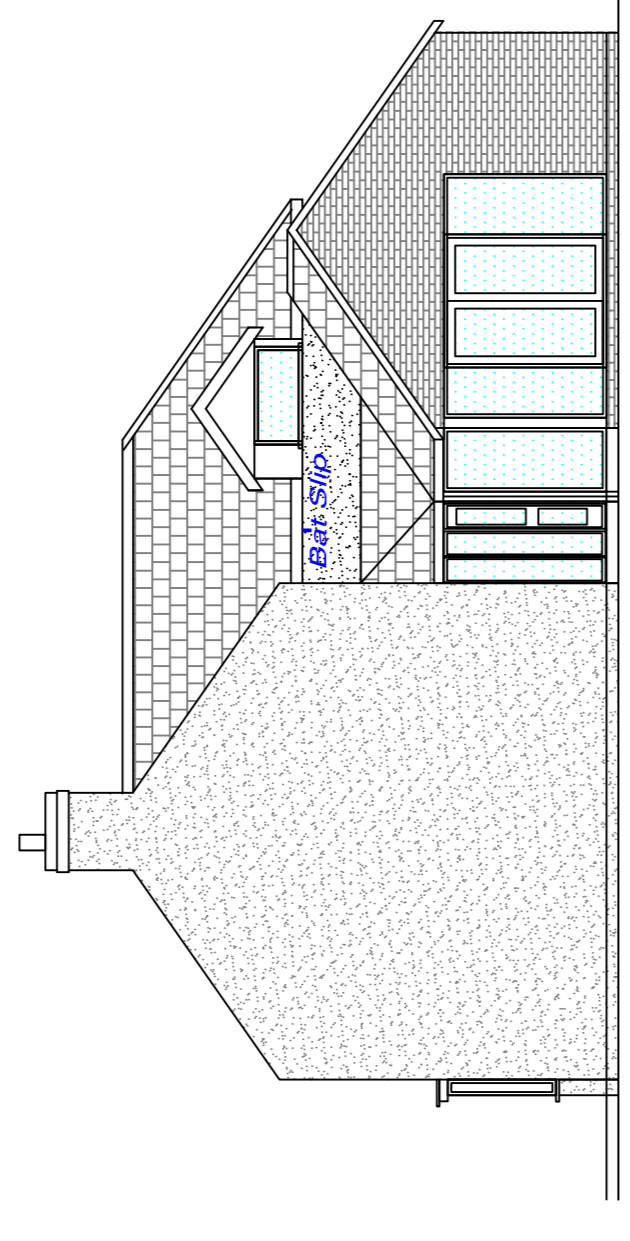
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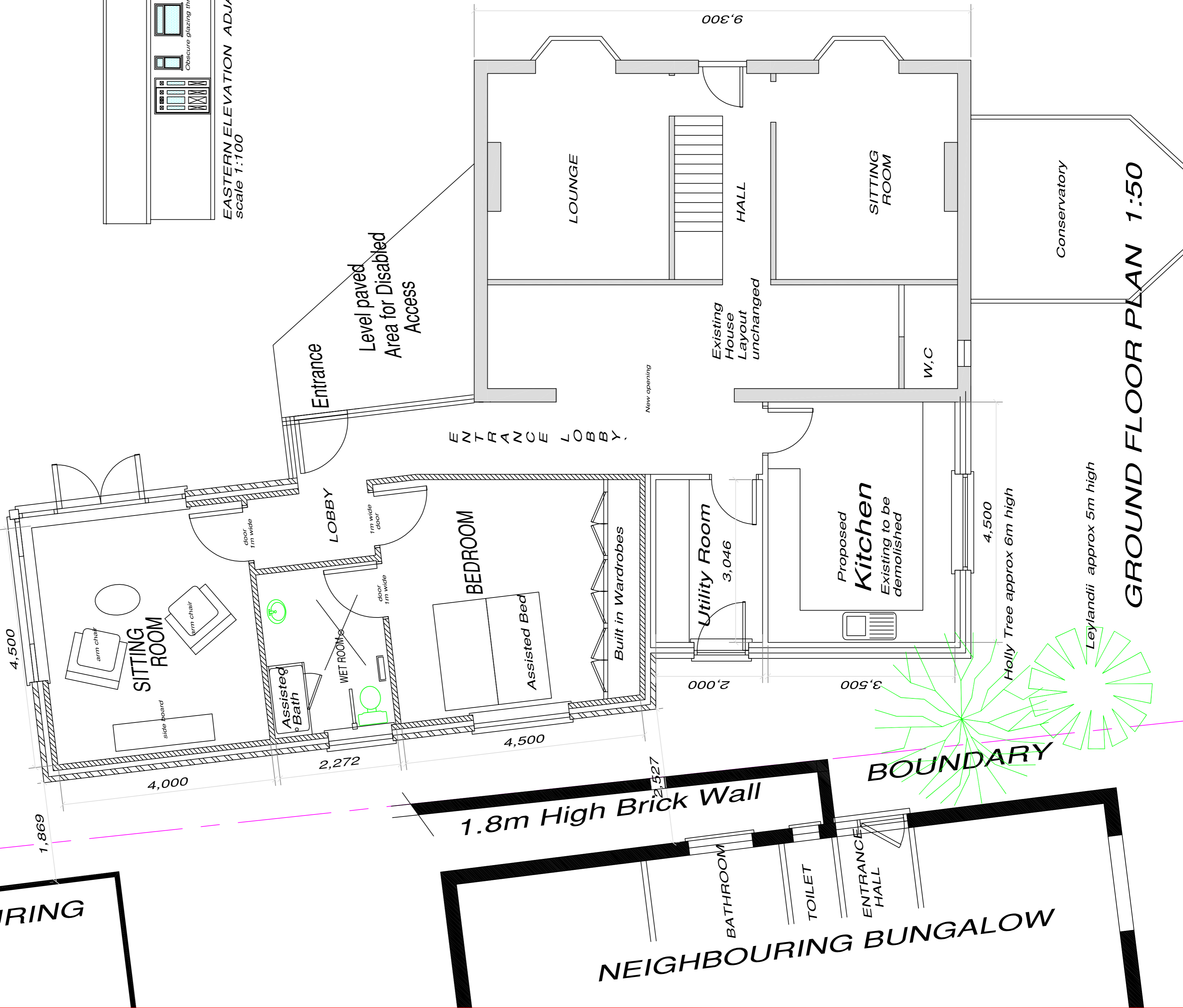
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scale 1:100



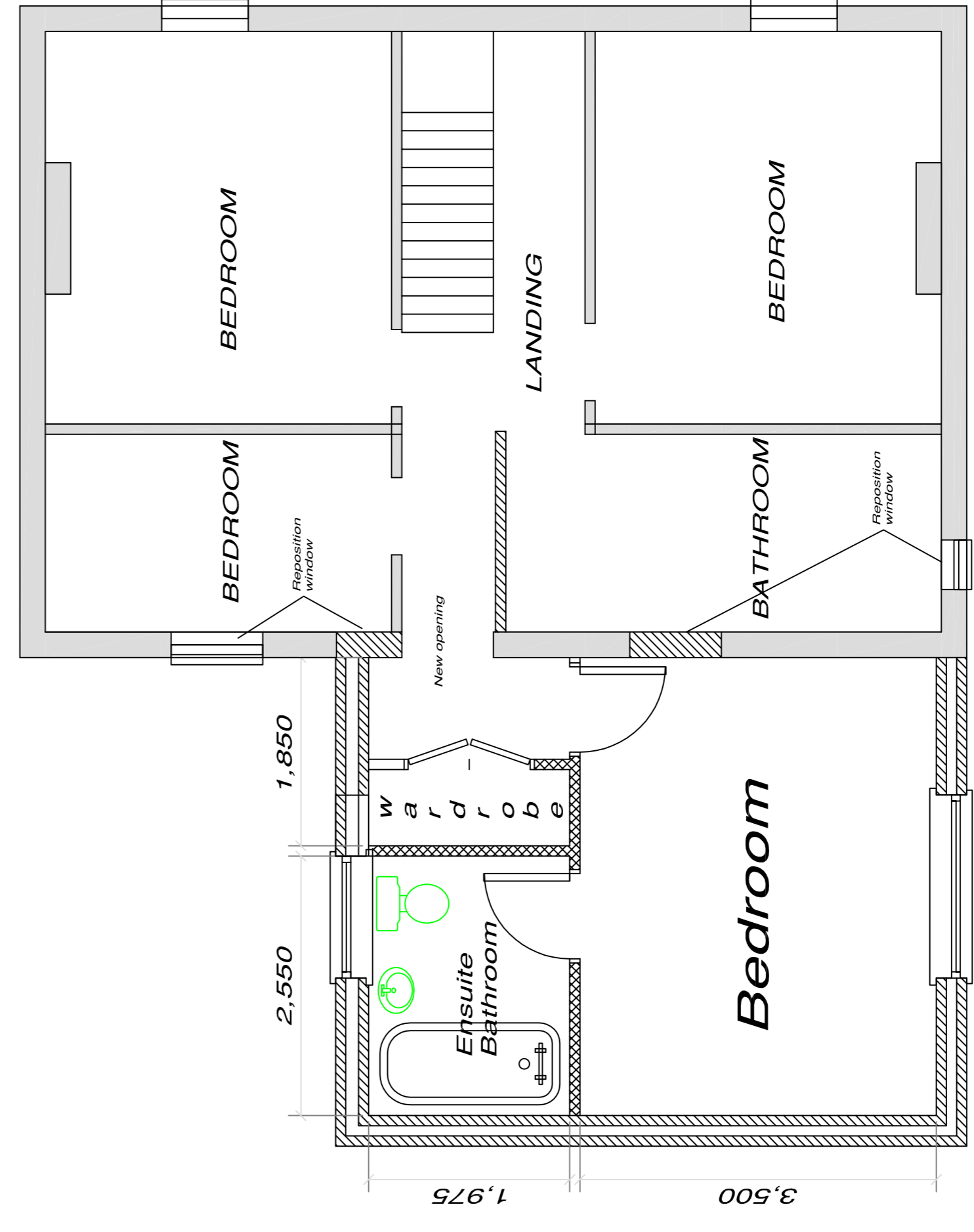
EASTERN ELEVATION ADJACENT BUNGALOW
scale 1:100



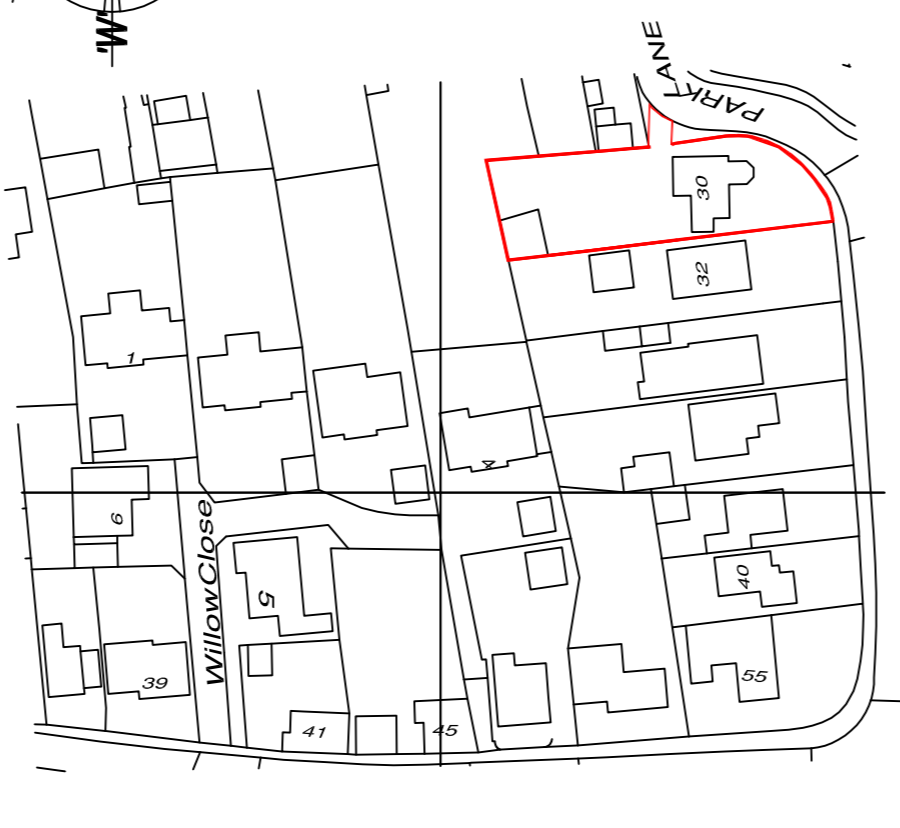
NORTH ELEVATION
scale 1:100



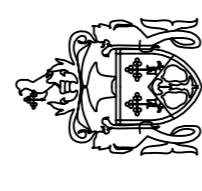
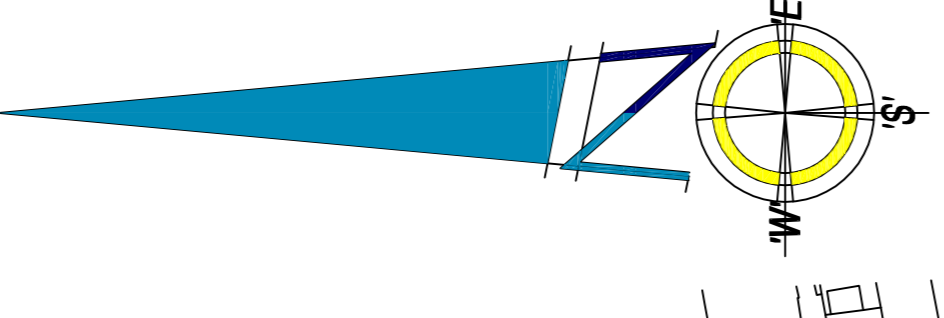
GROUND FLOOR PLAN 1:50



FIRST FLOOR PLAN 1:50



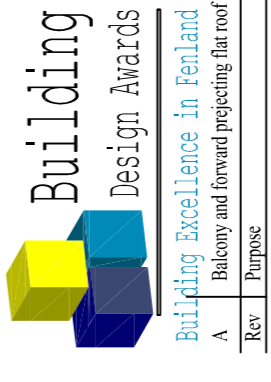
LOCATION PLAN 1:1250



Highly Commended
Borough Council of Kings Lynn
& West Norfolk
The Mayors Award for Design in the Environment 2011



Winner, New Small Scale 2011
Housing development
Highly commended
Commercial category building
Design and Construction award 2010



Winner, Heritage award 2010
For Conversion or Renovation
2010
Highly commended
For Conversion or Renovation
2010
Heritage award
2009
Building Excellence in England
Heritage award New Build
2009
A
History and forward projecting flat roof covered hipped roof & flat Slips added

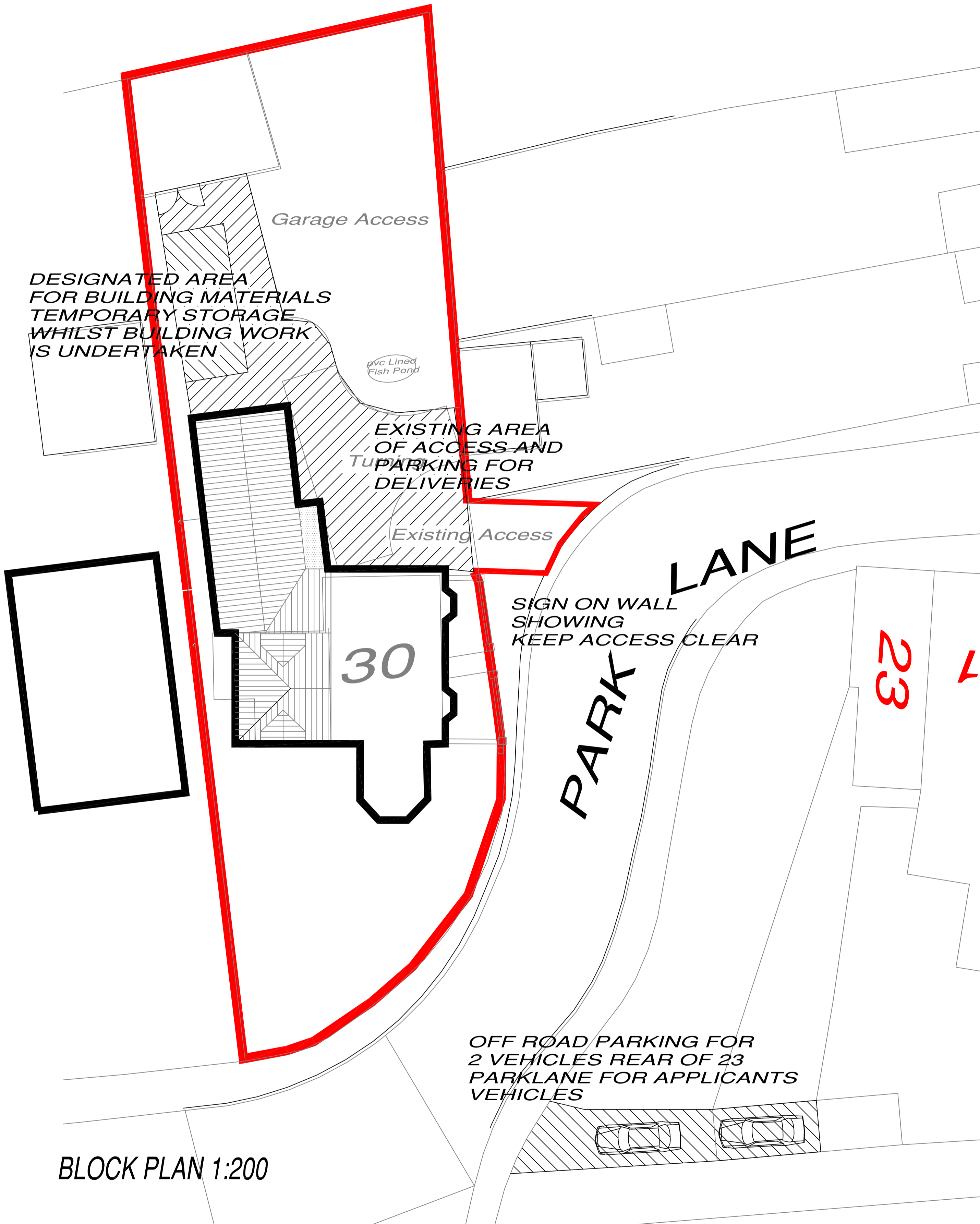
Rev: By: Date:

DBDS
Web site: www.davidbrokerservices.co.uk

DAVID BROKER DESIGN SERVICES
ARCHITECTURAL TECHNICIANS
CONCEPT 2000
DESIGN AND DEVELOPMENT
ESTABLISHED 1975

Client:	MRS D W HALL
Drawing No:	1867-10-1-A DWH 1 PROPOSED GA PLANS AND ELEVATIONS
Project:	PROPOSED DEMOLITION OF EXISTING KITCHEN AND EXTENSION TO DWELLING FORMING NEW KITCHEN AND BATHROOM WITH BUILT IN BEDROOM AND GROUND FLOOR ACCOMMODATION FOR A DISABLED PERSON
Site:	N5, SUTBARK LANE, WHITLESLEY
Postcode:	PE7 1JB
Drawn:	DB
Checked:	
Print Scale:	1:50 @ A1
Date:	07-03-17
Revision No:	

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DESIGNATED AREA
FOR BUILDING MATERIALS
TEMPORARY STORAGE
WHILST BUILDING WORK
IS UNDERTAKEN

Garage Access

pvc Lined
Fish Pond

EXISTING AREA
OF ACCESS AND
PARKING FOR
DELIVERIES

Existing Access

30

SIGN ON WALL
SHOWING
KEEP ACCESS CLEAR

PARK LANE

PARK

23

OFF ROAD PARKING FOR
2 VEHICLES REAR OF 23
PARKLANE FOR APPLICANTS
VEHICLES

BLOCK PLAN 1:200

A	Balcony and forward projecting flat roof removed hipped roof & Bat Slips added	DB	07-03-17
Rev	Purpose	By	Date

ON AND OFF SITE ARRANGEMENTS FOR PARKING AND MATERIALS
STORAGE IN CONNECTION WITH PLANNING REF F/YR16/1059/F

1867-10-3-A