

F/YR17/0308/F

**Applicant: Mr M Green And Miss N  
Wilkes**

**Agent : Mr R Swann  
Swann Edwards Architecture Limited**

**4 Benwick Road, Doddington, March, Cambridgeshire**

**Erection of a 2-storey side extension, detached double garage, and the temporary siting of a mobile home (during construction) involving the demolition of existing rear single-storey building in a conservation area**

**Reason for Committee: Call in by Cllr Davis because the applicant was told during pre-application discussions that due to the design of the proposal, it was likely to be refused. Cllr Davis considers that because opinions about the design are likely to be subjective, and because the Parish support the application, the application should be determined by Members.**

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## **1 EXECUTIVE SUMMARY**

**The east frontage of the host building is prominent within the Conservation Area and the main range of the building draws the eye because of its distinctive appearance. The proposed extension and double garage due to their scale, mass and form would compete visually with the host building, as well as introducing a style of development not typical of the character of the surrounding area and would fail to preserve or enhance the character and appearance of the Conservation Area contrary to S72 Planning (Listed Buildings and Conservation Areas) Act 1990. It would also cause significant harm to the Conservation Area, contrary to para 131, 132, 137 of the NPPF. The proposal also conflicts with Policies LP16 and LP18 of the Fenland Local Plan 2014 because of the detrimental impact on the Conservation Area and because it fails to respect the interests of this Building of Local Interest.**

## **2 SITE DESCRIPTION**

**2.1** The site is a mid-19th century detached cottage which is located within the Doddington Conservation Area. The property is recognized as a Heritage Asset as described in Annex 2 NPPF (2012) and identified as a Building of Local Interest within the Doddington Conservation Area Appraisal (October 2011).

The main range of the building affords a particularly interesting front elevation resulting from its stone surround windows with curved window heads on the ground floor and decorative stonework detail below the central 1<sup>st</sup> floor window. Its architectural style is unique within the village.

**2.2** The property holds particular prominence within the Doddington Conservation Area due to the orientation within the street scene. The property sits side elevation to the edge of the footpath and the front (west) elevation of this building features prominently in views looking westwards along Benwick Road. The site is within Flood Zone 1

## **3 PROPOSAL**

**3.1** The proposal is for the demolition of the existing single storey extensions to the south of the main range and erection of a part single part two storey extension. A

double garage is also proposed, along with the temporary stationing of a mobile home.

- 3.2** The single storey extension comprise the kitchen, the bathroom and a store. The replacement consists of: an L shaped kitchen/ utility/ diner/family room/ hall and stairs on the ground floor; and a bedroom with ensuite and dressing area on the first floor. The extension has a modern design. The two storey element has a flat roof set lower than the existing house. There is a shallow balcony to the new bedroom (southern elevation). The single storey element consists of the dining area and family room which has a high vaulted ceiling and sloping roof.
- 3.3** The existing house will be connected to the new extension by a glazed atrium, housing the hall stairs and landing. Proposed materials are: slate roof tiles; cream render and vertical weather boarding to the walls; and a zinc sloping roof
- 3.4** The garage and outbuildings will also be demolished and replaced with a large double garage with study and bathroom above. Proposed materials are: brickwork to match the house and slate tiles and timber garage doors. Dimensions are: 9m x 7.5m with height of 6m. A landscaping scheme has also been included.

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

<https://www.fenland.gov.uk/publicaccess/applicationDetails.do?activeTab=documents&keyVal=ONBNY6HE0D800>

#### **4 SITE PLANNING HISTORY**

F/YR16/0006/F Erection of a 2-storey side extension, detached garage and shed/workshop and siting of a temporary mobile home during works to existing dwelling involving demolition of existing outbuildings. Refused March 2016.

F/YR16/0346/TRC Fell a Yew tree within a conservation area. Granted 22/06/2016

#### **5 CONSULTATIONS**

##### **5.1 Doddington Parish Council**

Doddington Parish Council, at its Council meeting, formally gave its support to the above planning application.

The Parish Council met and discussed the application with Mr Green prior to the start of the official Council meeting. It was impressed with the detailed information provided by Mr Green's agent and considered that the design of the works, whilst very modern in appearance, would enhance the building and the area especially as the site is within the village conservation area, and ensures that the original building is incorporated in its current form. The view of the site, looking from the Clock Tower Corner will remain very much as it currently is, and the extension will replace some old brick built extensions which do not add to the ambience of the area.

We trust that our support will help the District Council recommend approval of the application.

##### **5.2 CCC Archaeology**

Nothing received

##### **5.3 FDC Conservation Officer**

To be reported

#### **5.4 Local Residents/Interested Parties**

Three letters of objection has been received from No 1, No 3 and No 6 Benwick Road. Concerns relate to the changes already made and the future conservation of the important historical features of the building. Also, it is not considered to be in keeping with the Conservation Area, nor the existing street scene.

- 5.5** The occupier of No 6 is pleased to see that there have been some changes to the design, compared to the previous refusal. But still has concerns about:
- 2-storey nature and rendered walls facing No 6;
  - Canopy of the adjacent Walnut tree is broader than indicated;
  - Connection to drains and sewerage (currently under the driveway to No 6);
  - Approve a modern design, but not quite sure it works in this setting.

### **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 LP2, LP16, LP18**

### **8 KEY ISSUES**

- **Principle of Development**
- **Character and Appearance of the Conservation Ares**
- **Neighbour Amenity**

### **9 BACKGROUND**

Following the previous refusal, the applicant and new agent engaged with the Planning Officer and Conservation Officer over a period of time. The submitted scheme was the result of that pre-application advice (except the garage).

### **10 ASSESSMENT**

#### **10.1 Principle of Development**

The site is within the built framework of the settlement. Policy LP16 supports the principle of such development subject to the design and appearance and its impact on the character of the area, including the Conservation Area in this instance (Policy LP18), 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 supported subject to these considerations.

## **10.2 Character and Appearance of the Conservation Area**

Policies LP16 and LP18 seek to ensure that development does not harm the character of the area and where applicable, enhances and protects the historic environment. Consideration is also given to the impact of this proposal on the character and appearance of the Conservation Area and the duty in law under S72 Planning (Listed Buildings and Conservation Areas) Act 1990.

**10.3** The existing dwelling forms a visually prominent feature within the Conservation Area by virtue of its siting and its distinct architectural character, and makes a particularly strong contribution to the Conservation Area as a result. The parterre box garden laid to the front of the dwelling also contributes positively to the character and appearance of the Conservation Area. The proposal includes the removal and replacement of the existing box garden. (It is noted that this part of the proposal would not need planning permission.)

**10.4** It is considered that an extension of the scale, mass and form of that proposed could compete visually with the host building, as well as introducing a style of development not typical of the character of the surrounding area. The size and location of the garage is also considered to visually compete with the dwelling. Consequently it is considered that the proposal would be contrary to the above policies due to the adverse impact on the historic environment.

## **10.5 Neighbour Amenity**

Policy LP2 and LP16 seek to ensure that development does not adversely affect the amenity of neighbouring users. A new bathroom window is proposed at first floor level to the existing NW elevation which should be obscure glazed. No other windows are proposed at first floor level to this elevation.

**10.6** The adjacent plot, No 6, is quite narrow. The orientation of the existing building and its proximity to the boundary creates a certain amount of enclosure to this property which will be somewhat increased by the proposal. However, the rear garden to No 6 has many trees which already overshadow the property. Furthermore, the proposed extension will be: set back from the boundary; set down from the existing roof pitch; and located south east of No 6. These factors would reduce the impact of the proposal. Therefore the proposal is considered to comply with Policies LP2 and LP16 of the Fenland Local Plan 2014.

## **11 CONCLUSIONS**

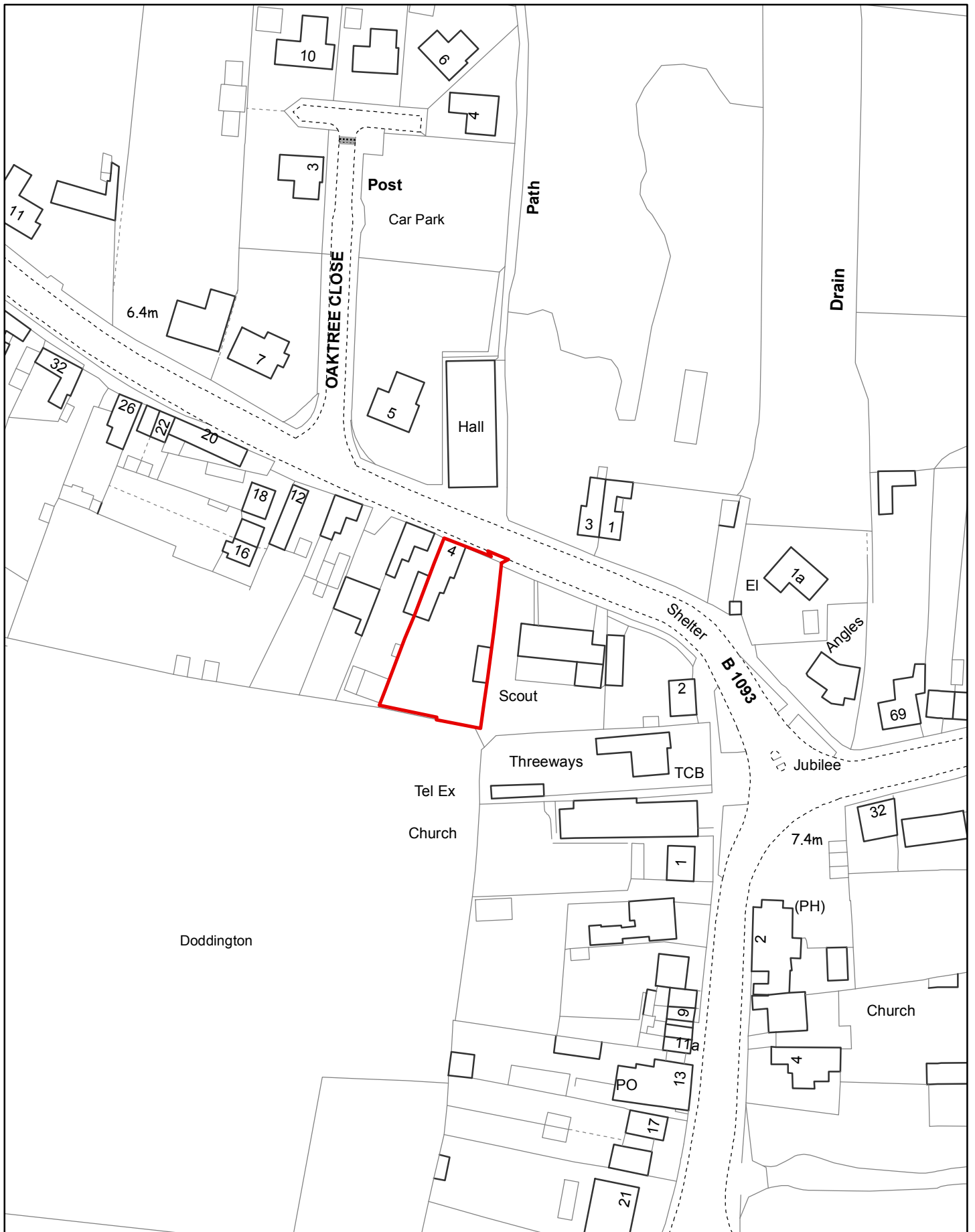
The development will cause significant harm to the character and appearance of the Conservation Area and is therefore contrary to S72 Planning (Listed Buildings and Conservation Areas) Act 1990 and para 131, 132, 137 of the NPPF. In addition the proposal conflicts with Policies LP16 and LP18 Fenland Local Plan 2014. The proposal would also fail to respect the interests of the Building of Local Interest and would harm the interests of this non designated heritage asset.

## **12 RECOMMENDATION**

### **Refuse**

The east frontage of the host building is prominent within the Conservation Area and the main range of the building draws the eye because of its distinctive appearance. The proposed extension due to its scale, mass and form would compete visually with the host building, as well as introducing a style of development not typical of the character of the surrounding area. The size and

location of the garage is also considered to visually compete with the dwelling. The proposal would therefore fail to preserve or enhance the character and appearance of the Conservation Area contrary to S72 Planning (Listed Buildings and Conservation Areas) Act 1990. It would also cause significant harm to the Conservation Area, contrary to para 131, 132, 137 of the NPPF. The proposal also conflicts with Policies LP16 and LP18 of the Fenland Local Plan 2014 because of the detrimental impact on the Conservation Area and because it fails to respect the interests of this Building of Local Interest.



Created on: 07/04/2017

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**F/YR17/0308/F**

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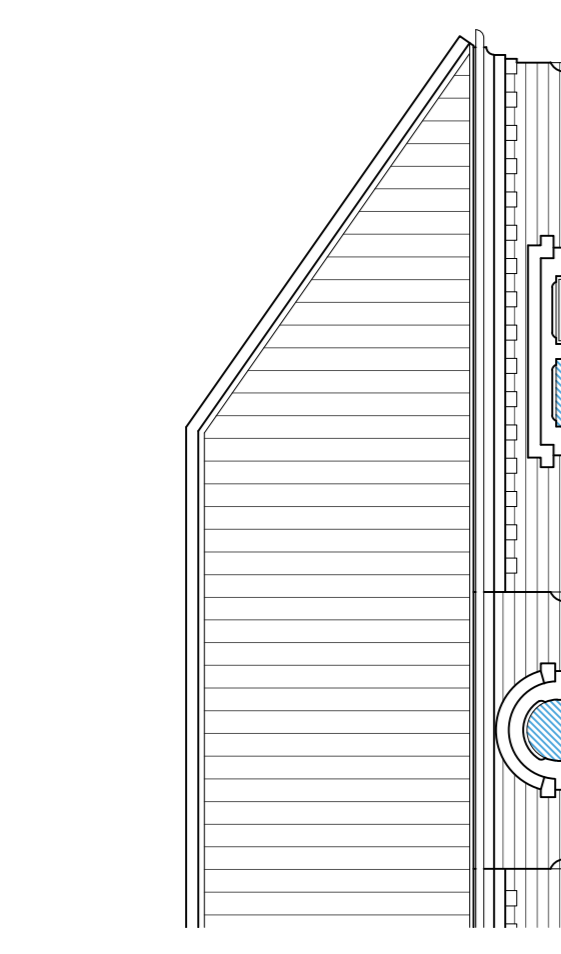


**General Notes**

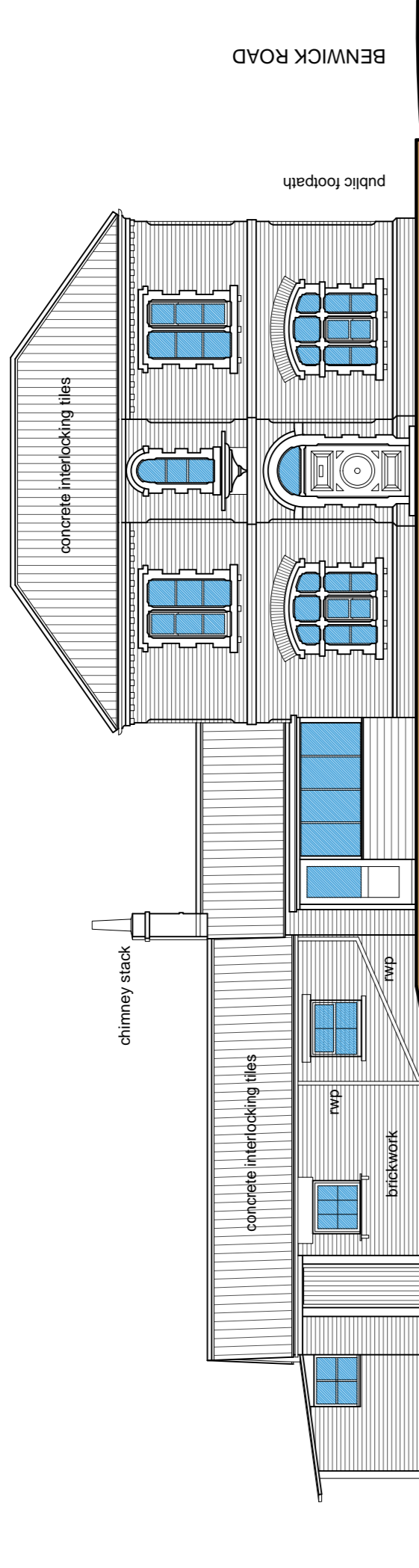
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5. Any discrepancies are to be brought to the designers attention.

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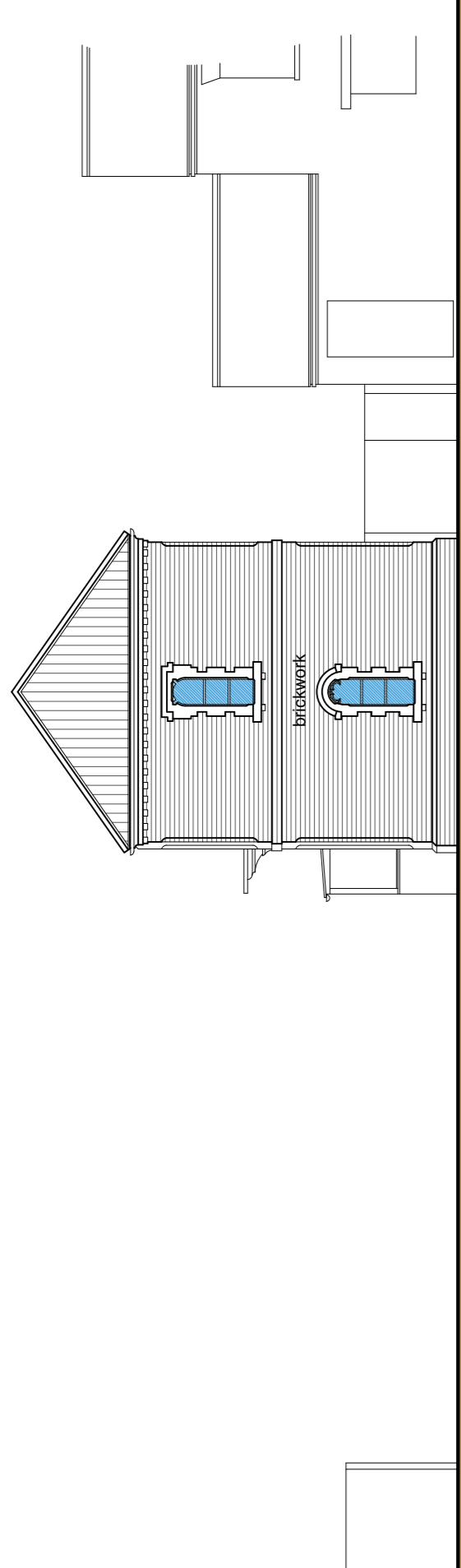
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Job No.	SE-632	Sheet Size	A1
Drawing Title	Survey Drawing	Drawn by	RS
Client	Mr M Green and Miss N Wilkes	Revision	



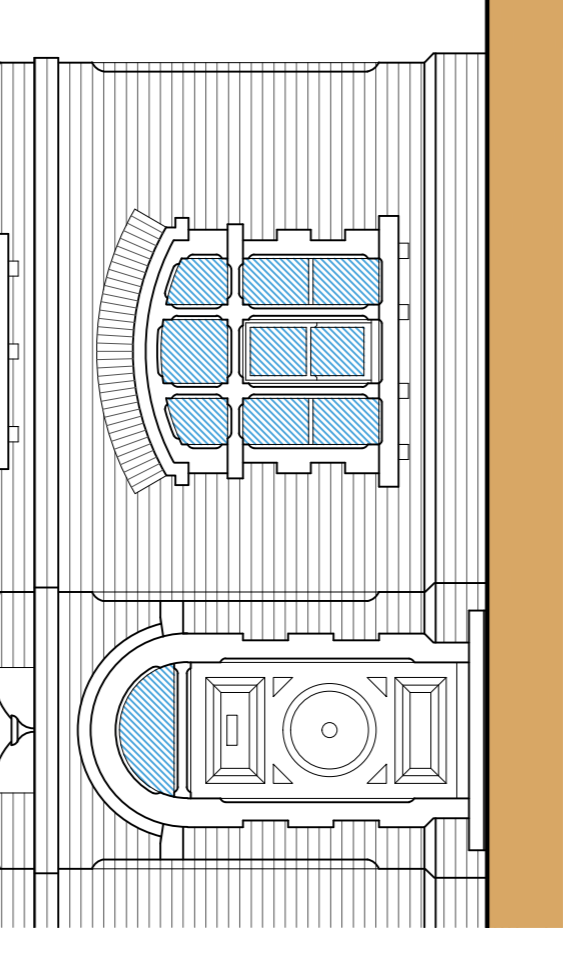
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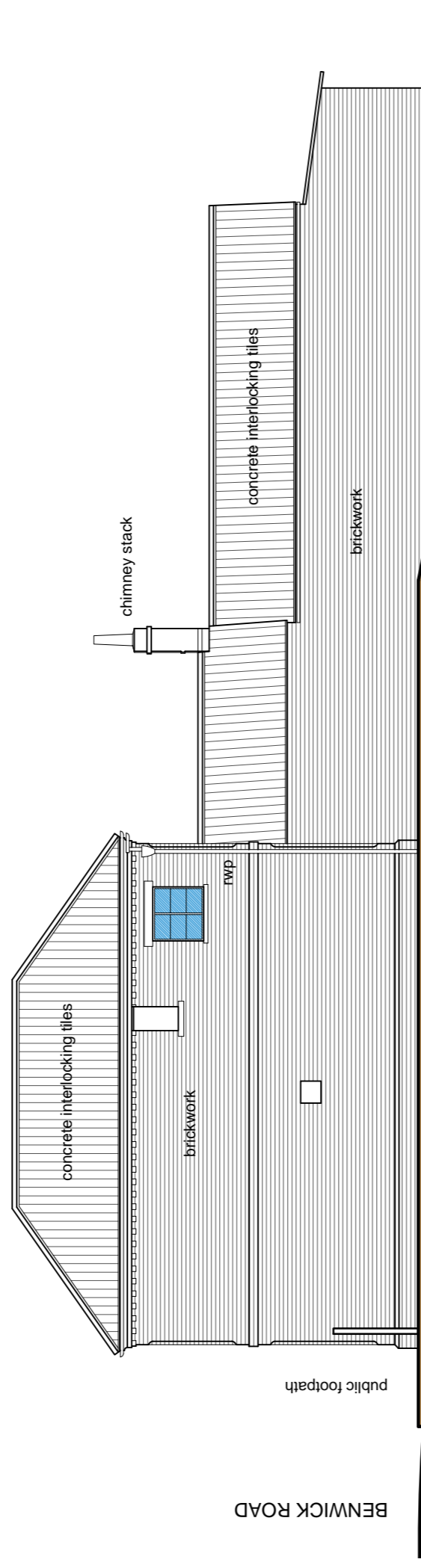
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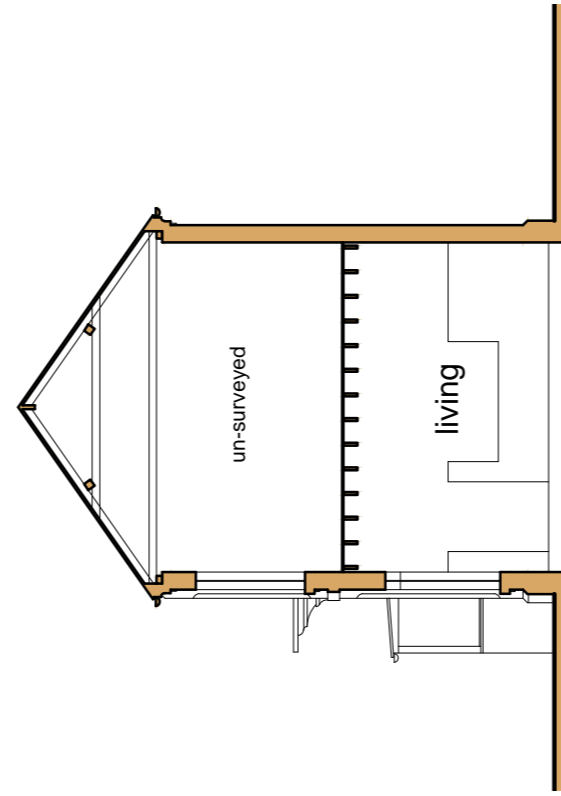
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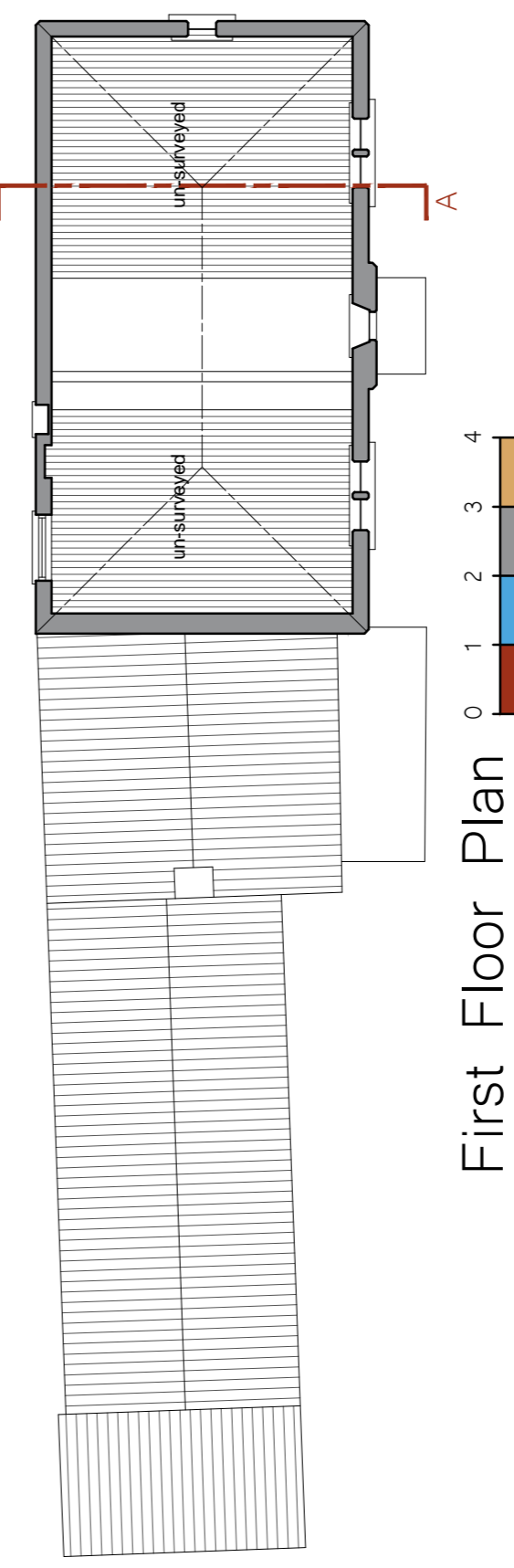
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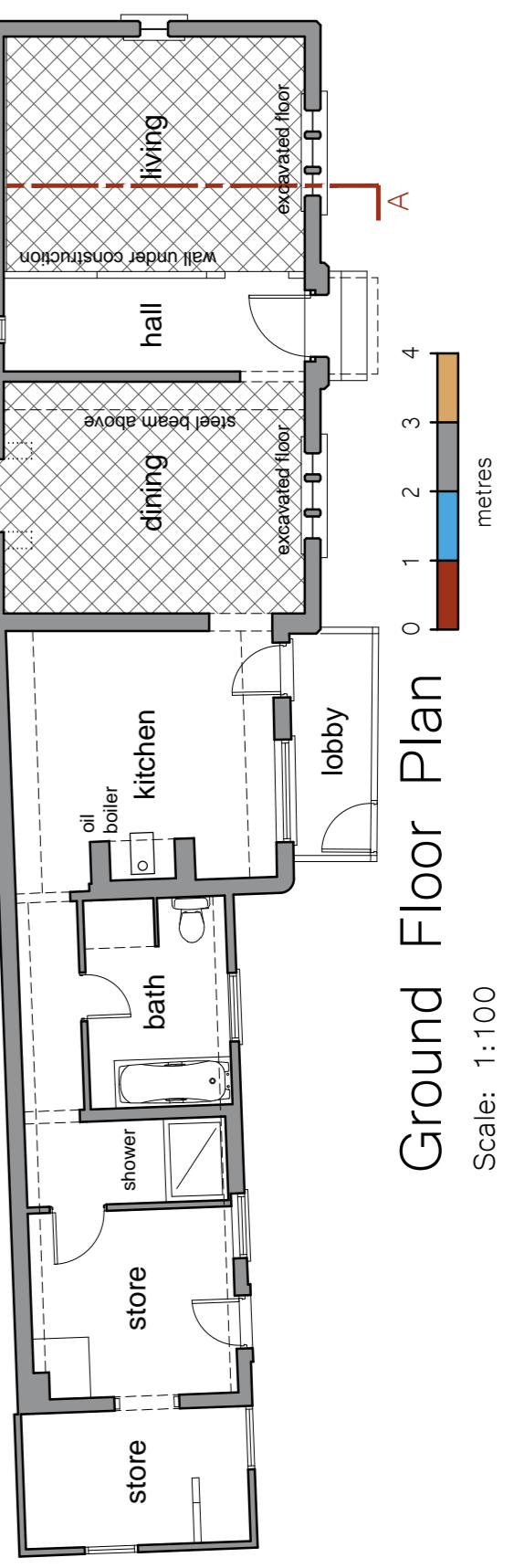
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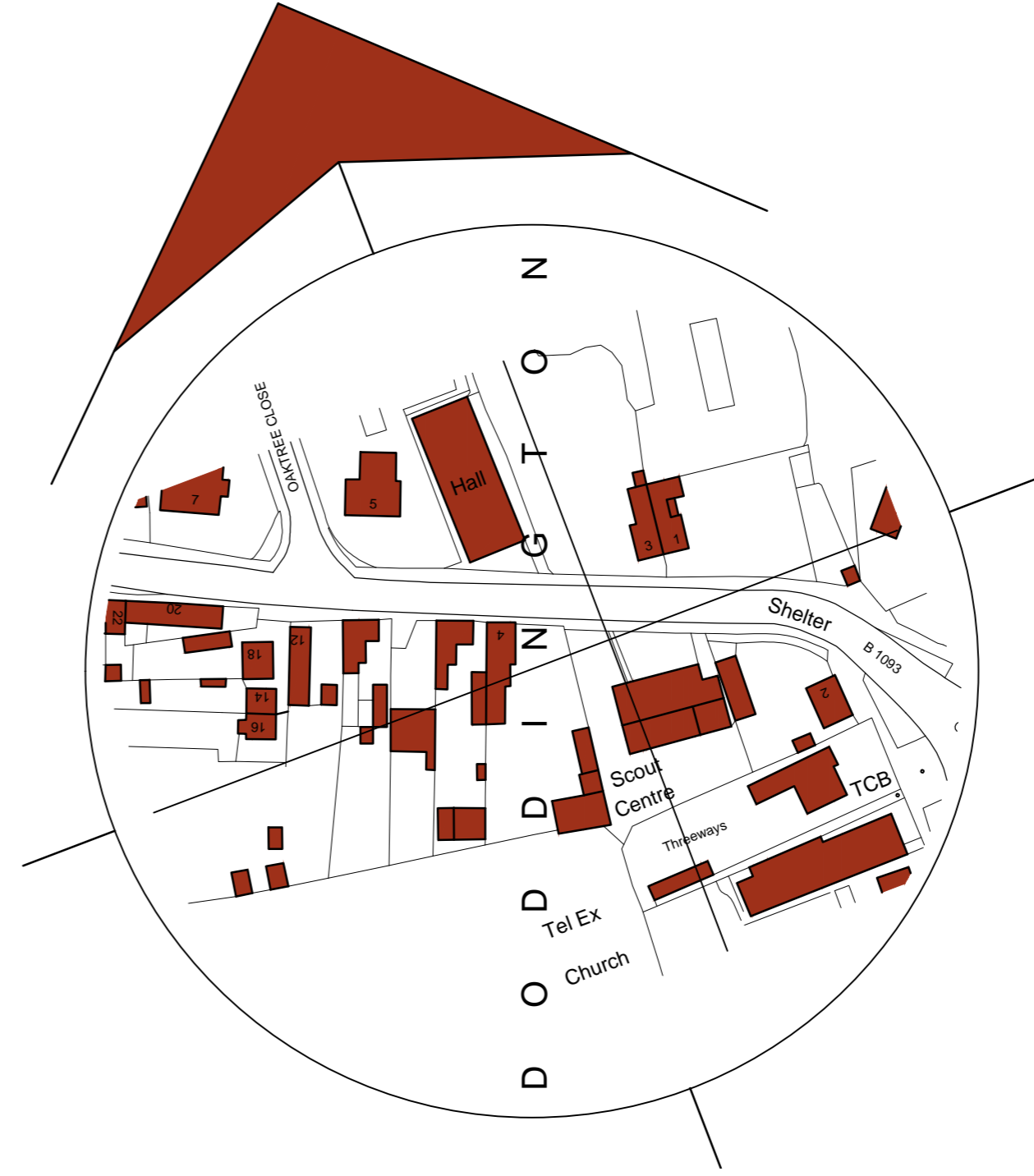
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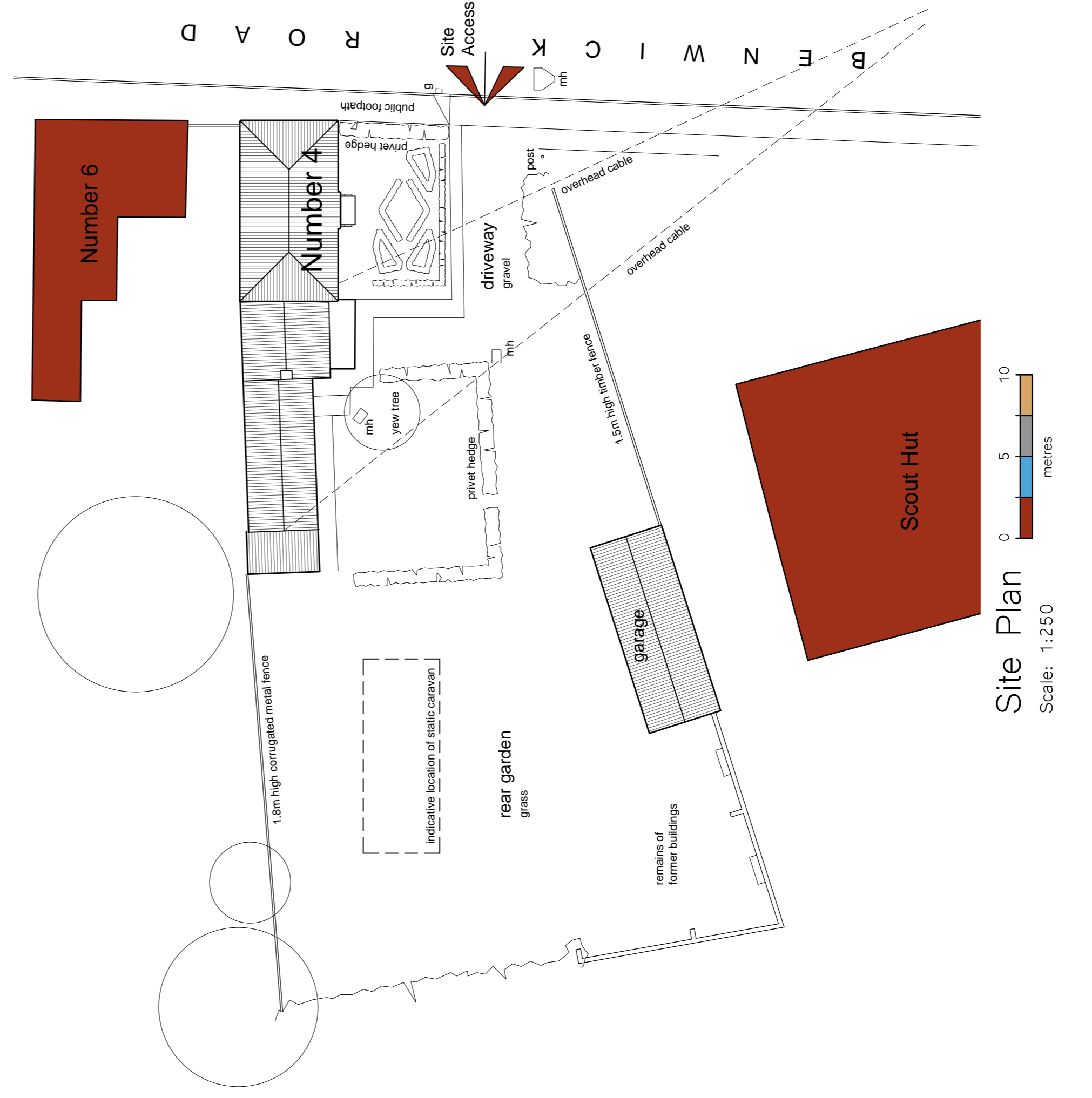
**First Floor Plan**  
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**Ground Floor Plan**  
 Scale: 1:100



**Location Plan**  
 Scale: 1:1250



**Site Plan**  
 Scale: 1:250

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**SITE PLAN KEY**

	Indicates positions of existing property
	Indicates proposed garage
	Indicates positions of proposed extension
	Indicates positions of OS buildings
	Indicates gravel driveway
	Indicates grass
	Indicates demolished structures
	Indicates site access
	Indicates proposed formal gardens. Please see drawing no. SE-632/12
	Existing hedges

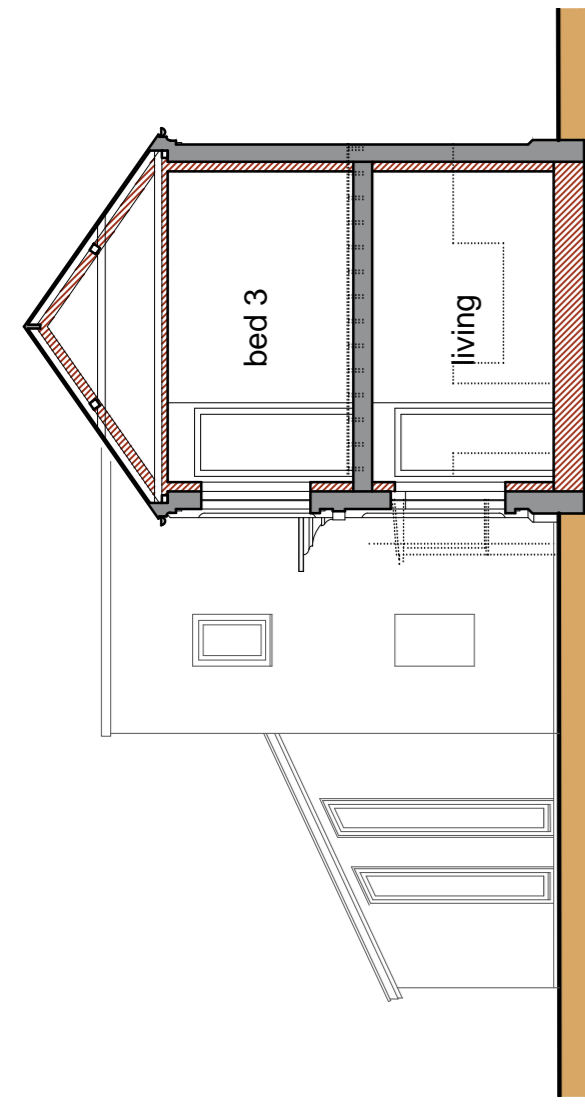
Status  
**FOR APPROVAL**

**SWANN EDWARDS**  
ARCHITECTURE

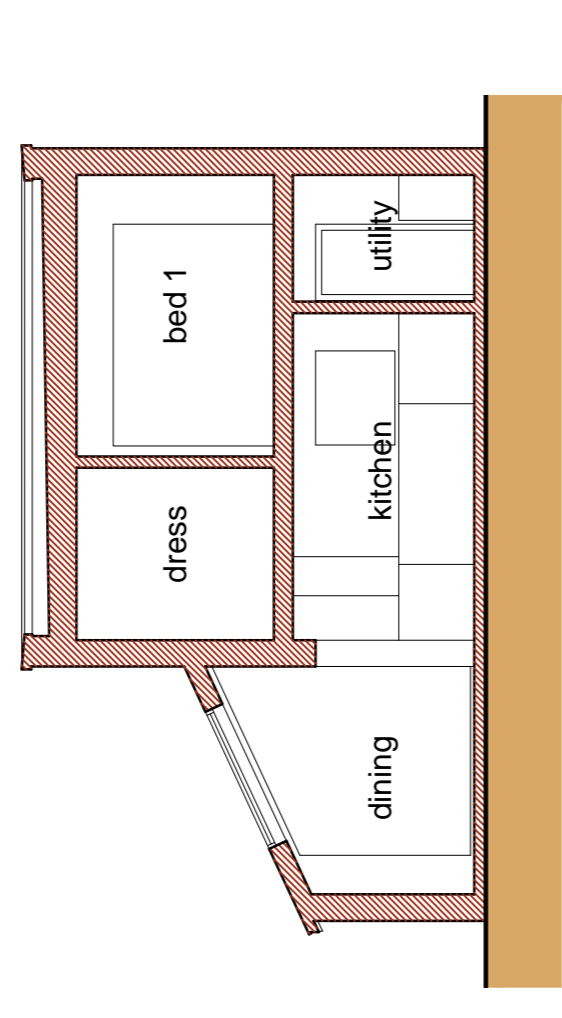
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t: 01945 450694 e: info@swannedwards.co.uk w: www.swannedwards.co.uk

Date	March 2017	Scale	As Shown
Job No.	SE-632	Sheet Size	A1
Drawing Title	Planning Drawing	Drawn by	RF
Dwg No.	10	Revision	

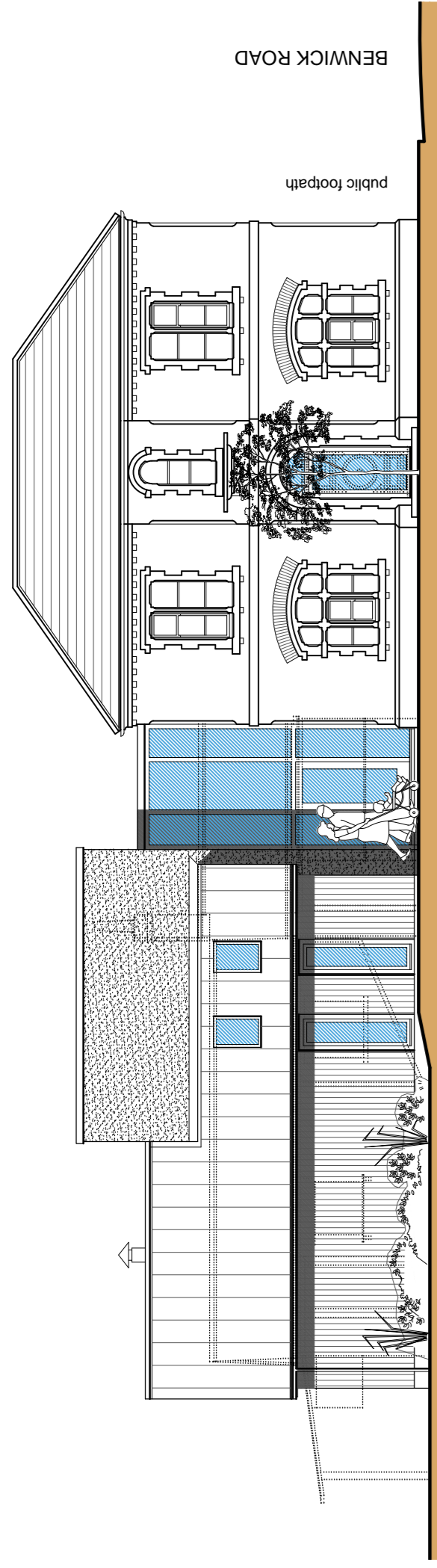
Extension and Alterations to  
4 Benwick Road, Dodington  
March, Cambs. for:  
Mr M. Green and Miss N. Wilkes



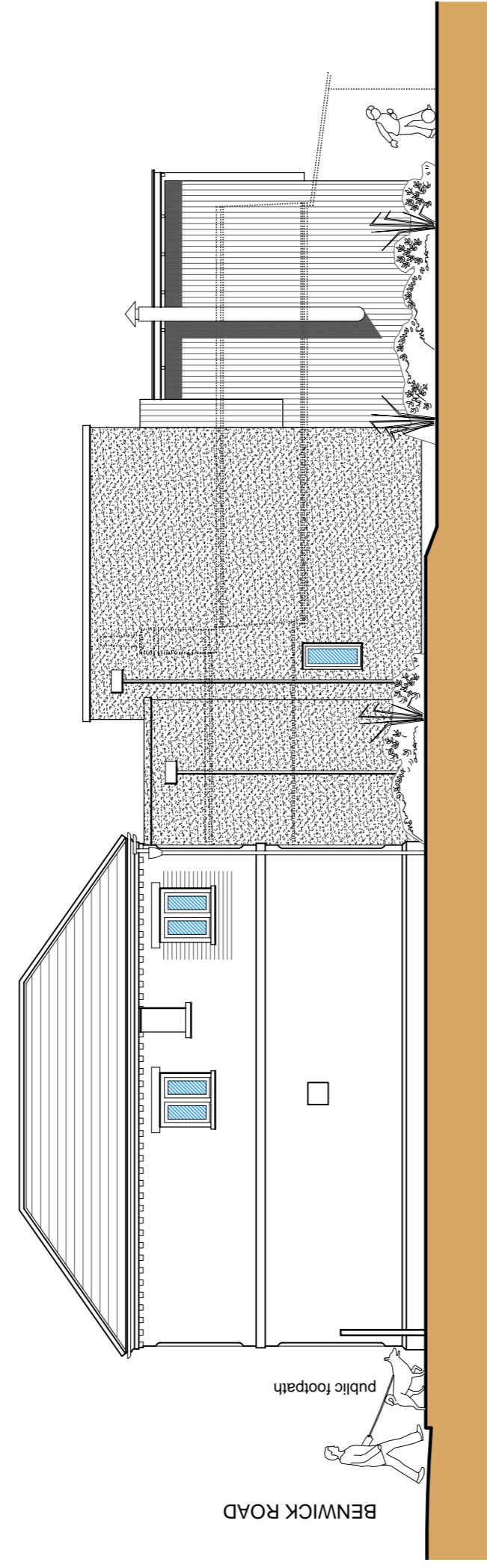
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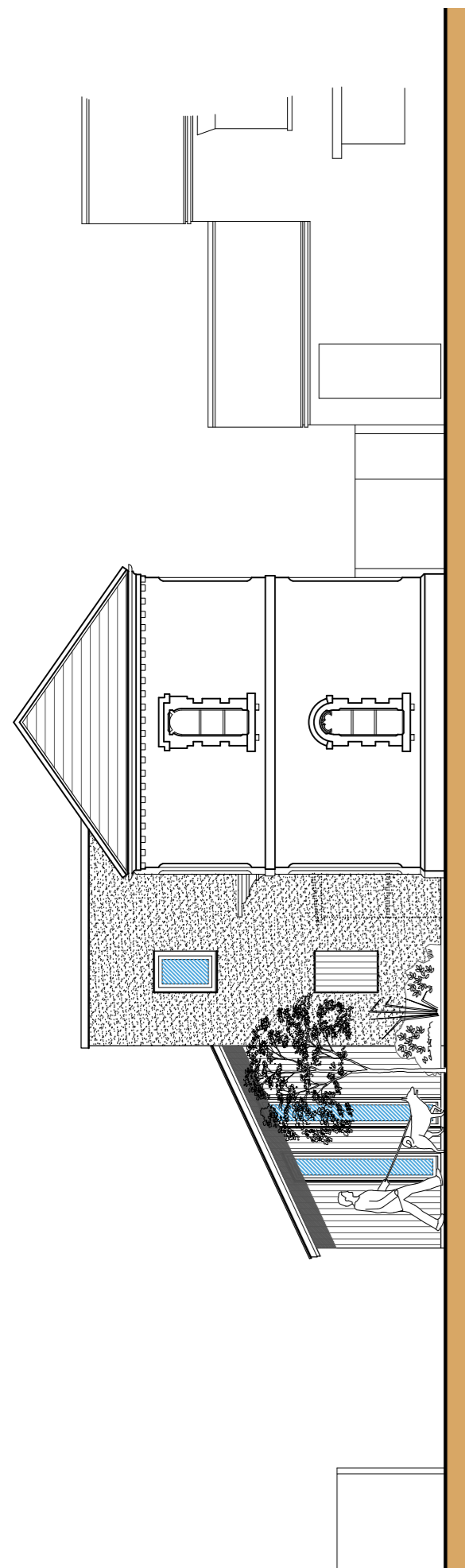
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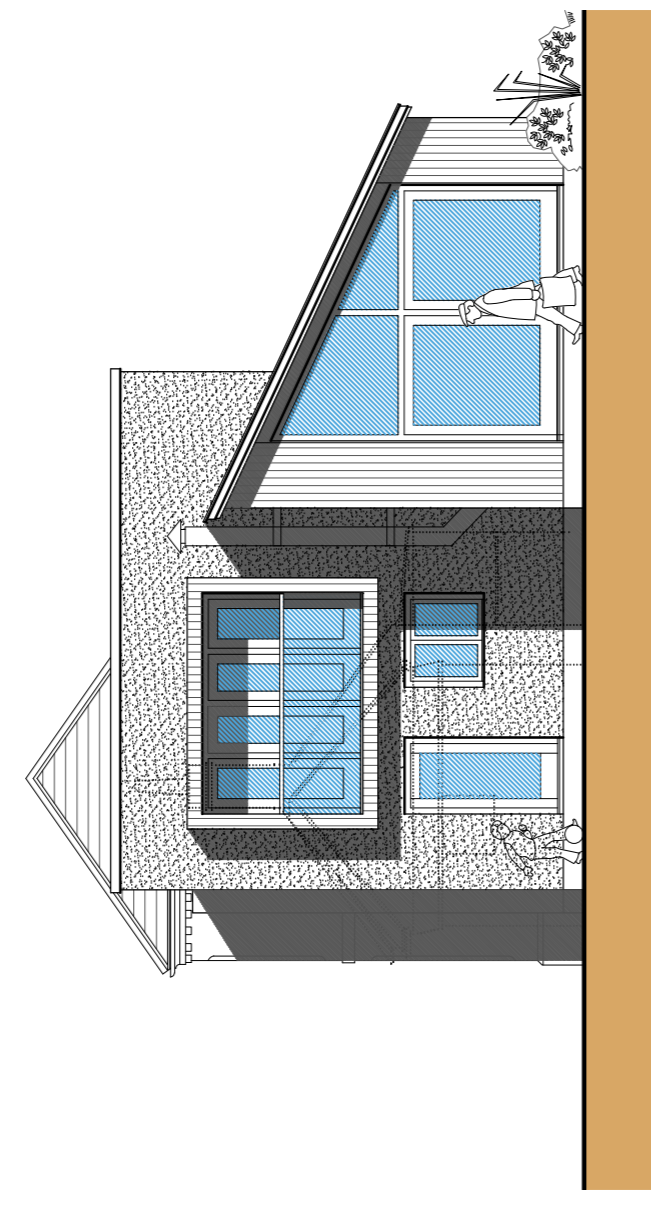
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Side (NW) Elevation  
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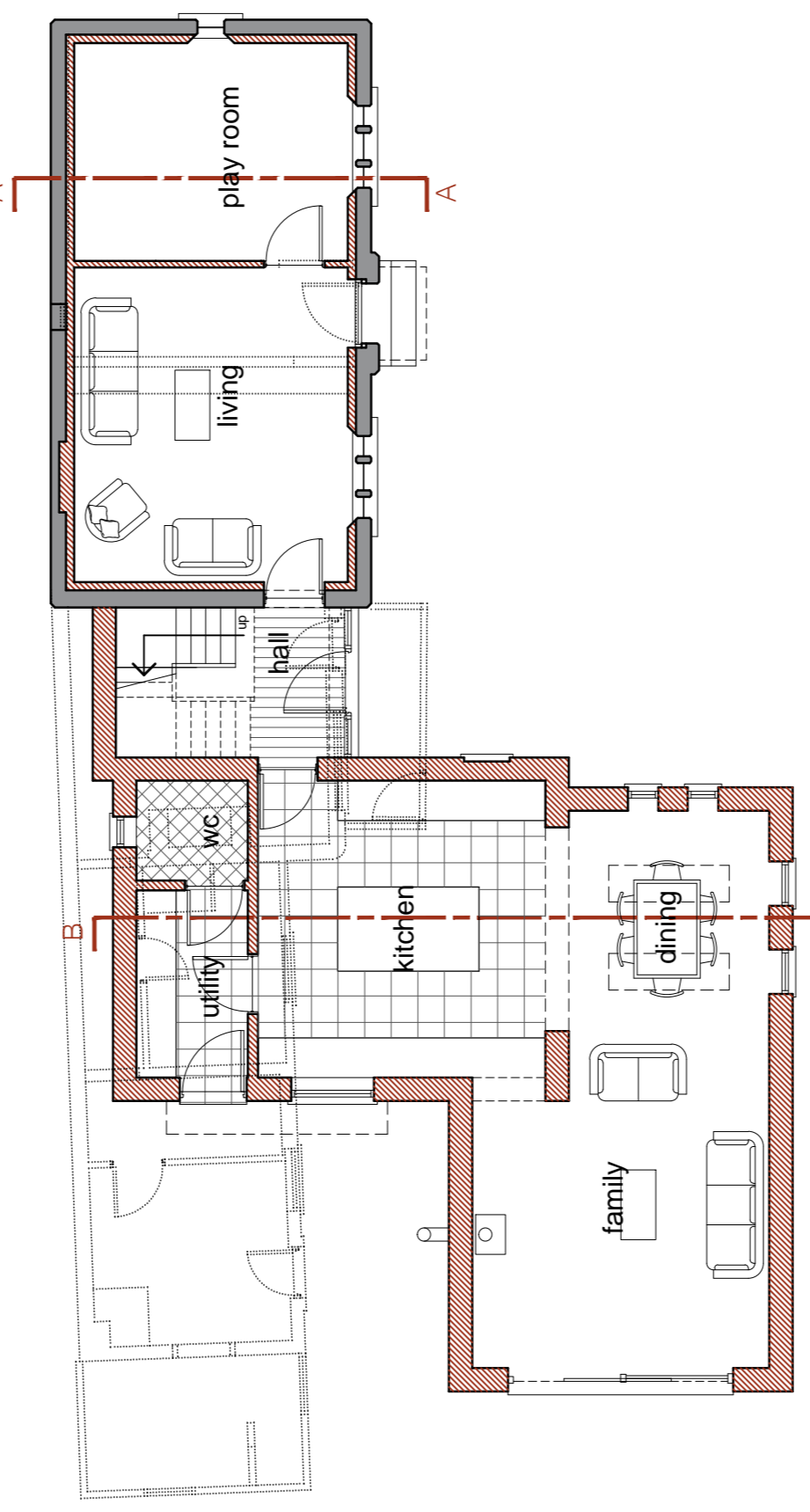
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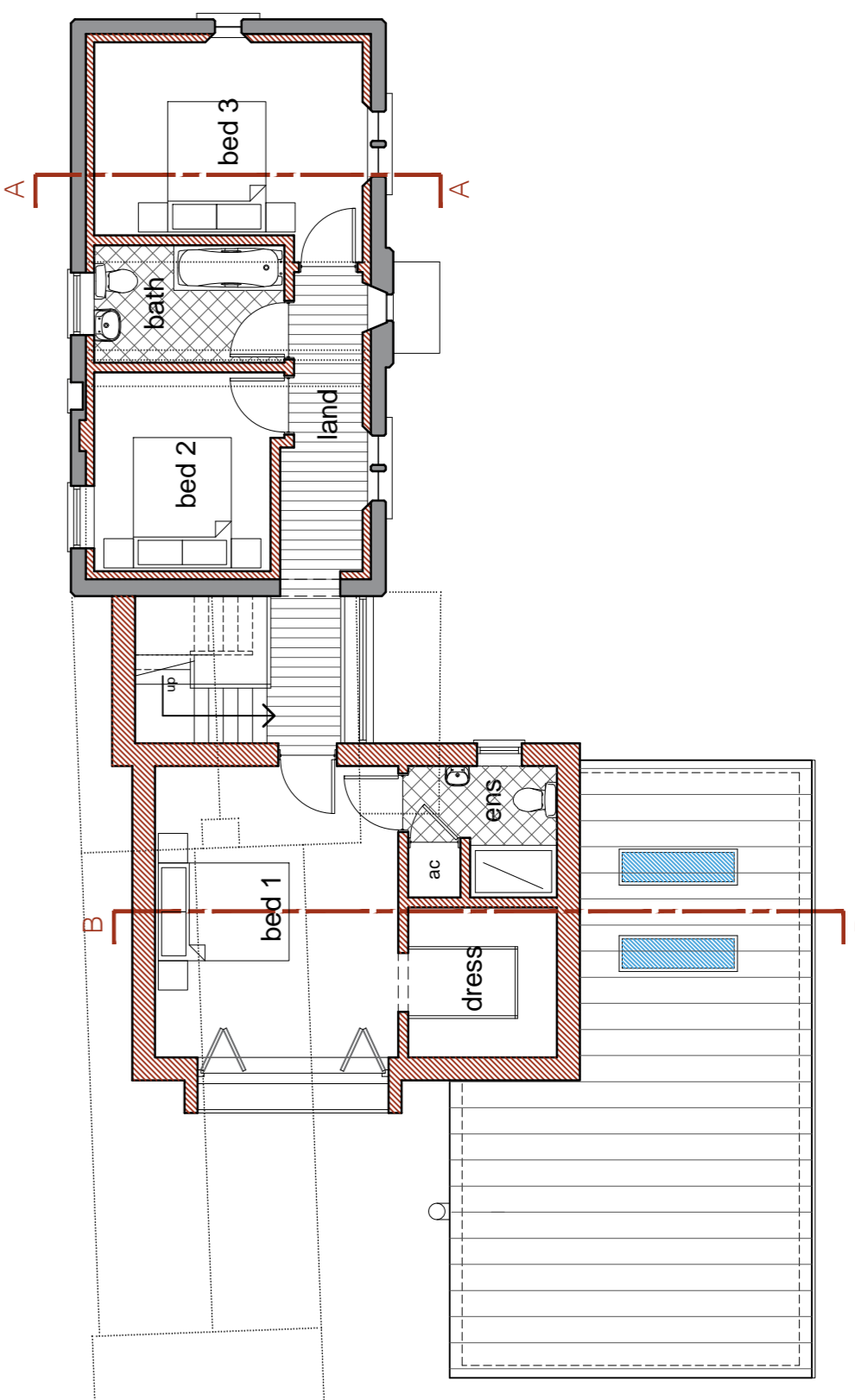
Rear (SW) Elevation  
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**ELEVATION KEY**

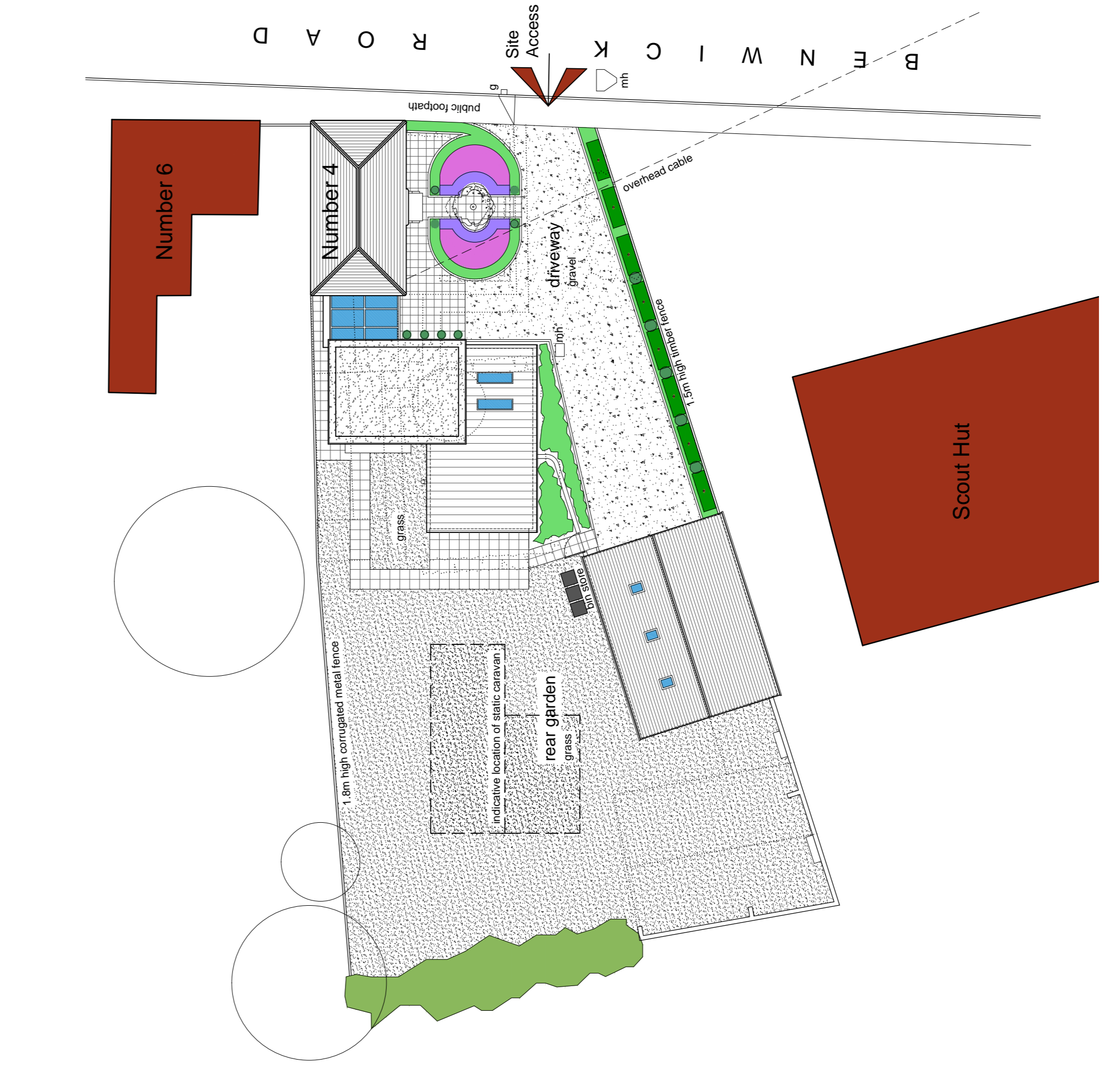
	Indicates proposed stone tiles
	Indicates vertical timber boarding
	Indicates creamy render
	Indicates zinc standing seam roof
	Indicates existing walls
	Indicates proposed walls
	Indicates structures to be demolished



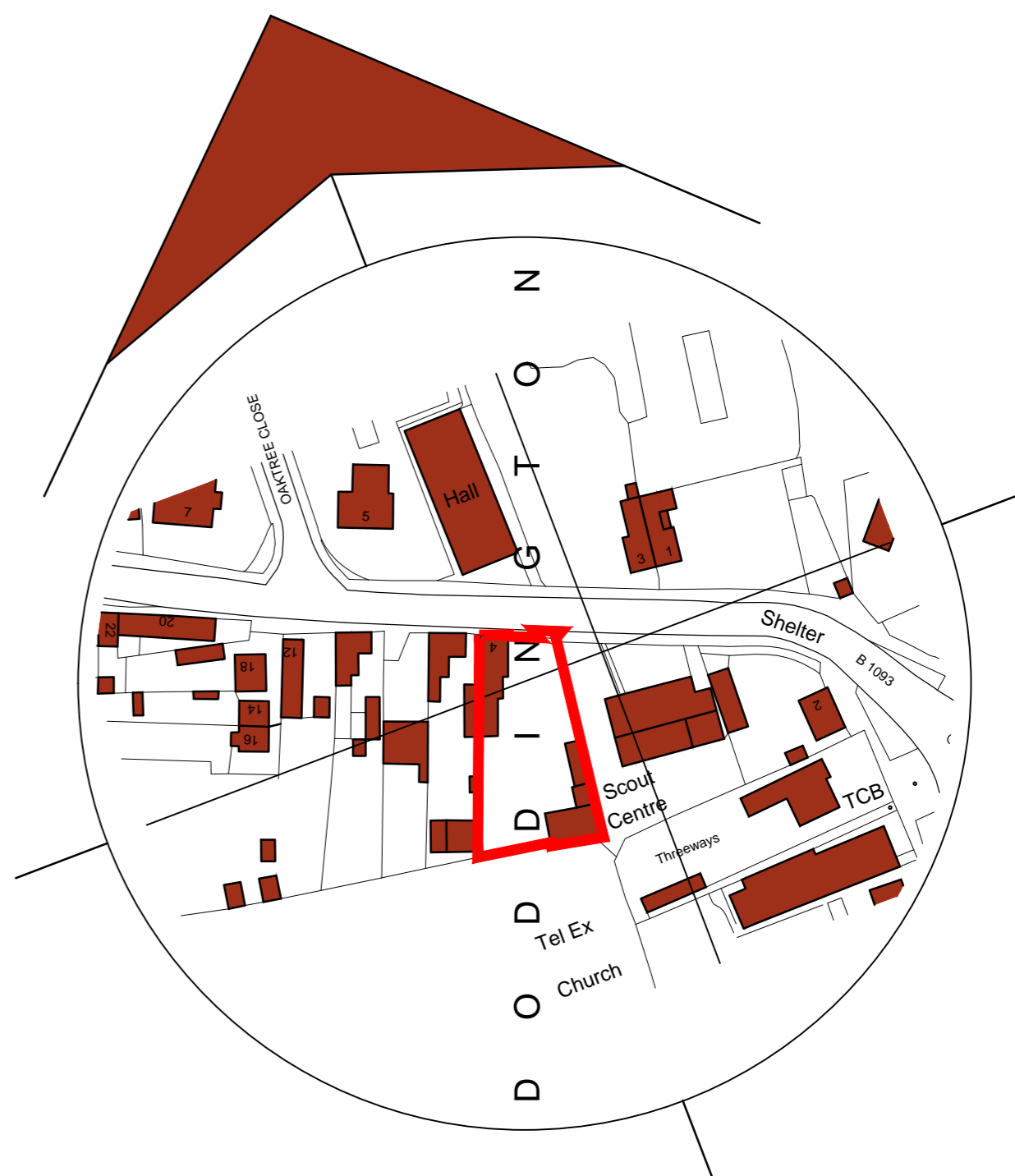
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First Floor Plan  
Scale: 1:100



Site Plan  
Scale: 1:200



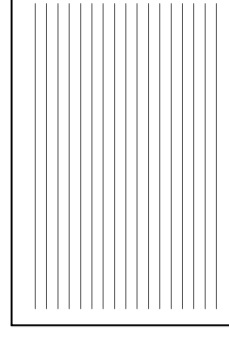
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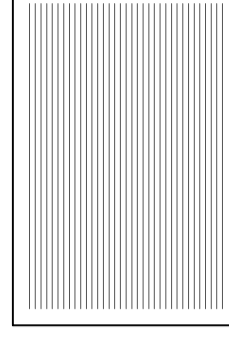
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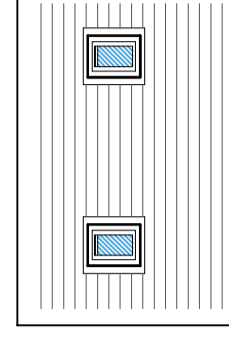
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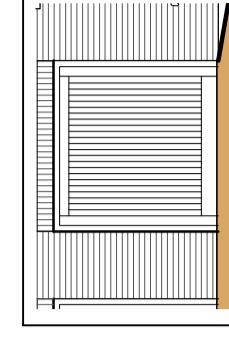
Indicates proposed slate tiles



Indicates proposed brickwork to match existing house

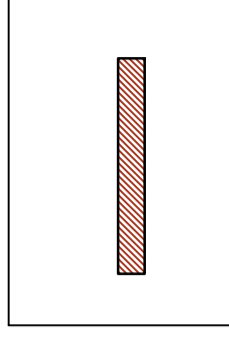


Indicates proposed windows

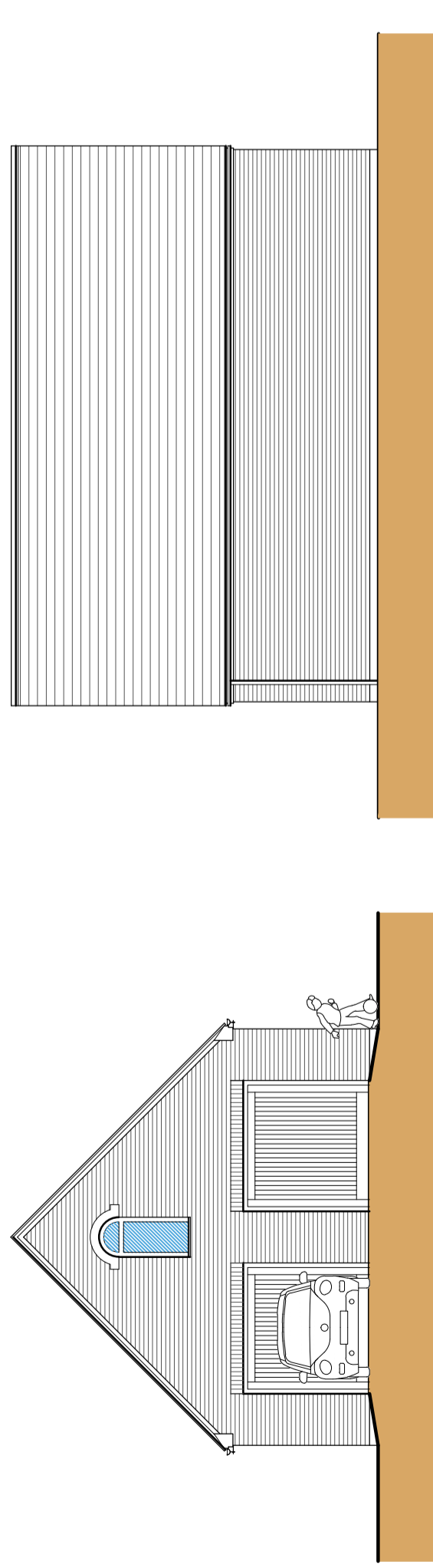


Indicates proposed timber garage doors

**PLAN KEY**



Indicates proposed walls

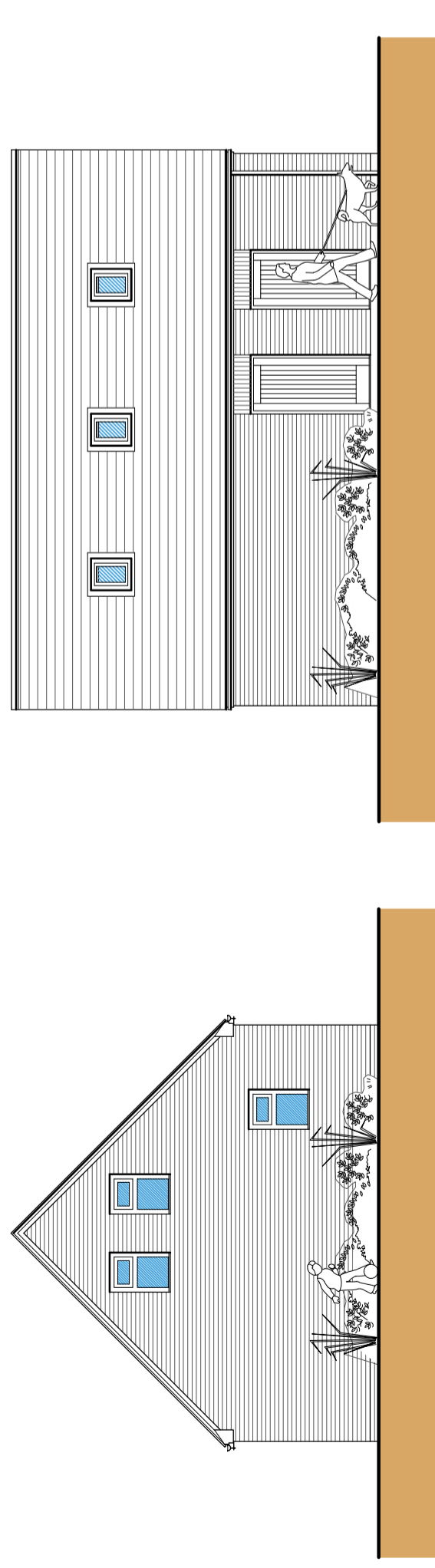


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**Side (E) Elevation**

Scale: 1:100

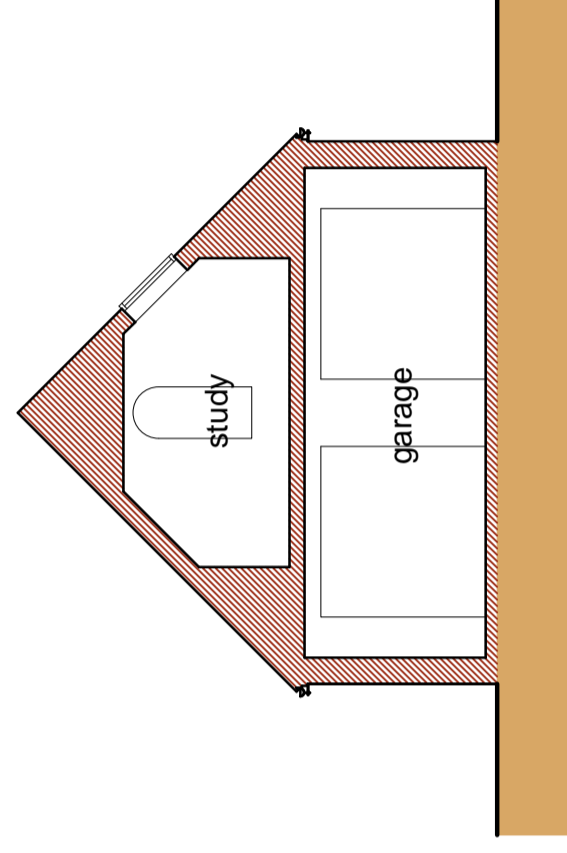


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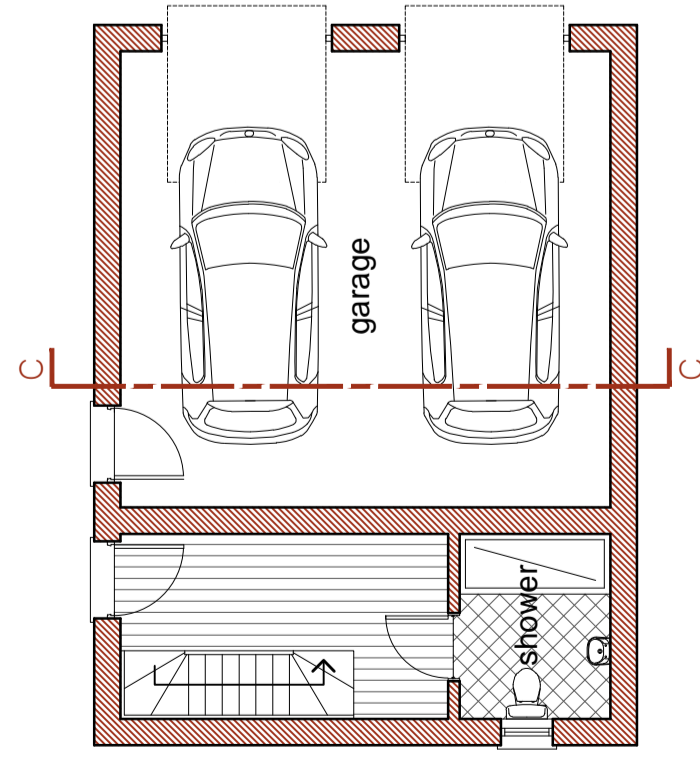
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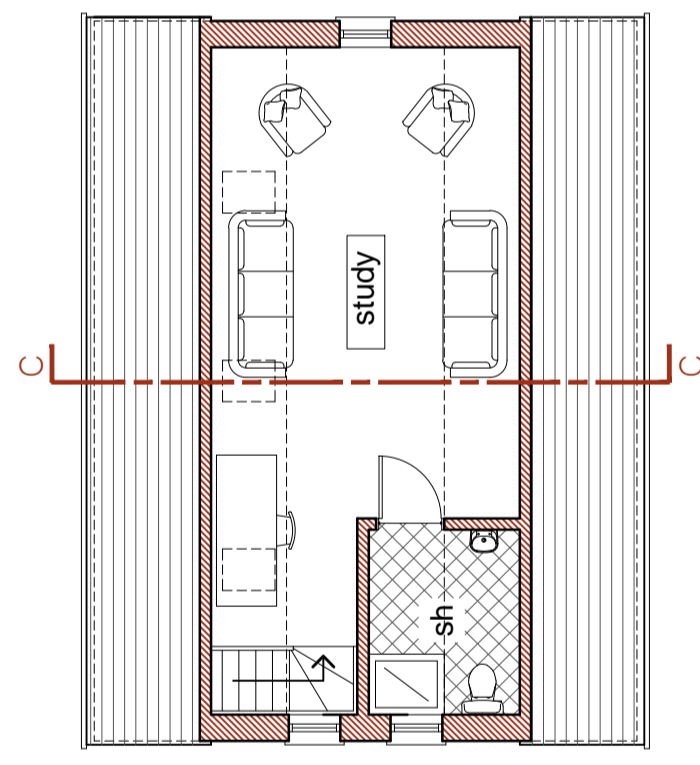
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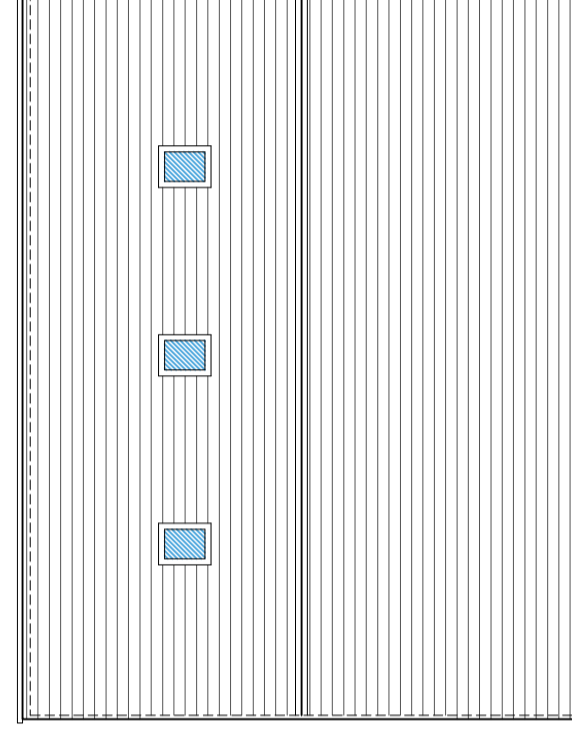
**Ground Floor Plan**

Scale: 1:100



**First Floor Plan**

Scale: 1:100



**Roof Plan**

Scale: 1:100

Status

**FOR APPROVAL**



**SWANN EDWARDS**

**A R C H I T E C T U R E**

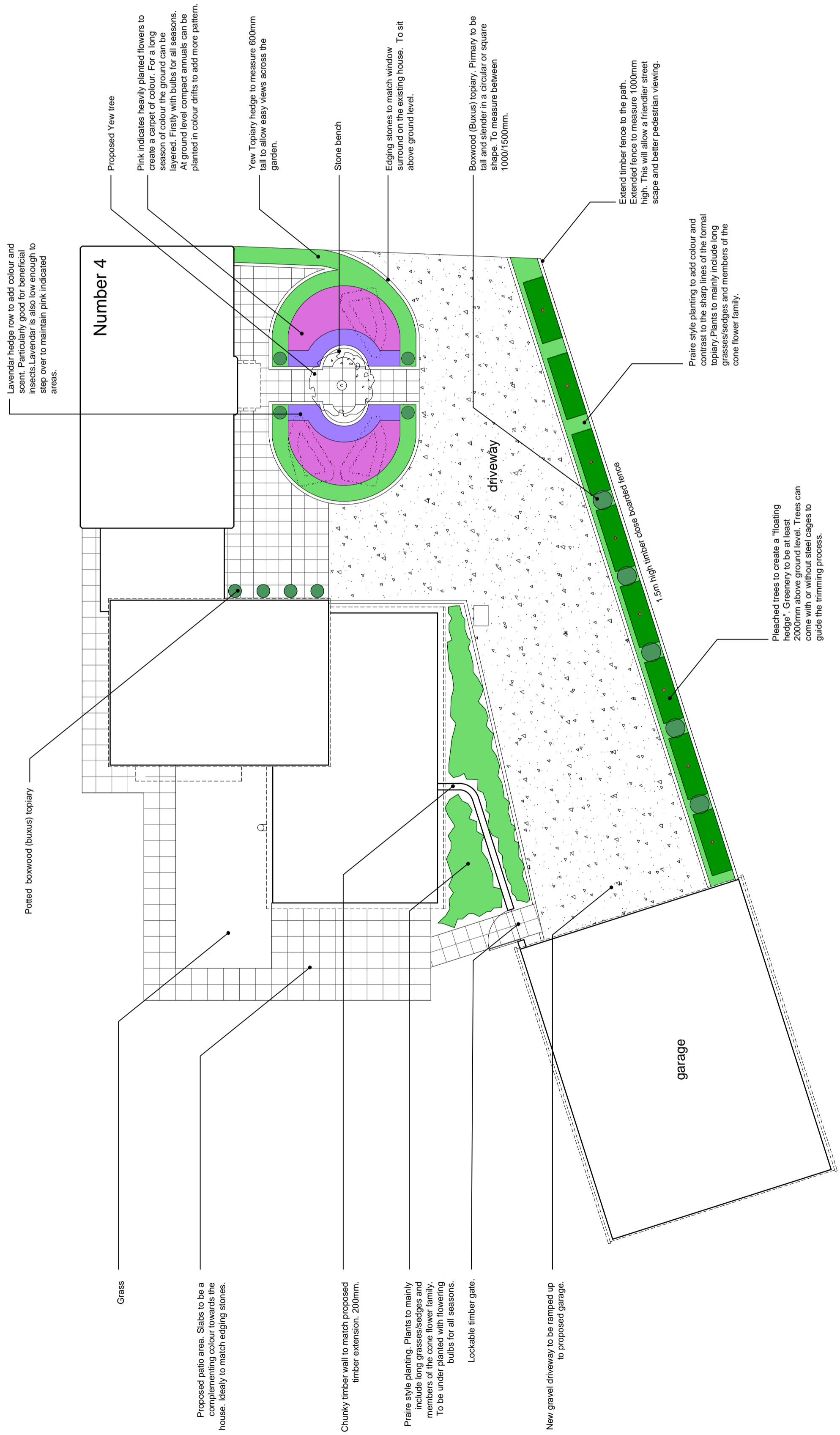
Swann Edwards Architecture Limited, Swann Edwards Architecture,  
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t 01945 450694 e info@swannedwards.co.uk w www.swannedwards.co.uk

Job Title	Extension & Alterations to 4 Benwick Road, Dodington March, Cambs, for: Mr M Green and Miss N Wilkes
Date	March 2017
Scale	As Shown
Sheet Size	A2

Drawing Title	Planning Drawing Garage
Job No.	SE-632
Dwg No.	11
Drawn by	RF
Revision	

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Lavender hedge row to add colour and scent. Particularly good for beneficial insects. Lavender is also low enough to step over to maintain pink indicated areas.

**Number 4**

Proposed Yew tree

Pink indicates heavily planted flowers to create a carpet of colour. For a long season of colour the ground can be layered. Firstly with bulbs for all seasons. At ground level compact annuals can be planted in colour drifts to add more pattern.

Yew Topiary hedge to measure 600mm tall to allow easy views across the garden.

Stone bench

Edging stones to match window surround on the existing house. To sit above ground level.

Boxwood (Buxus) topiary. Primary to be tall and slender in a circular or square shape. To measure between 1000/1500mm.

Extend timber fence to the path. Extended fence to measure 1000mm high. This will allow a friendlier street scape and better pedestrian viewing.

Prairie style planting to add colour and contrast to the sharp lines of the formal topiary. Plants to mainly include long grasses/sedges and members of the cone flower family.

Pleached trees to create a "floating hedge". Greenery to be at least 2000mm above ground level. Trees can come with or without steel cages to guide the trimming process.

Potted boxwood (buxus) topiary

Grass

Proposed patio area. Slabs to be a complementing colour towards the house. Ideally to match edging stones.

Chunky timber wall to match proposed timber extension. 200mm.

Prairie style planting. Plants to mainly include long grasses/sedges and members of the cone flower family. To be under planted with flowering bulbs for all seasons.

Lockable timber gate.

New gravel driveway to be ramped up to proposed garage.

garage

driveway

1.5m high timber close boarded fence

Status  
**FOR APPROVAL**



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Job Title	Extension & Alterations to 4 Benwick Road, Doddington March, Cambs. for: Mr M Green and Miss N Wilkes
Date	March 2017
Scale	As Shown Sheet Size A2
Drawing Title	Planning Drawing Landscaping Scheme
Job No.	SE-632
Drawn by	RF
Dwg No.	12
Revision	