

F/YR17/0178/F

Applicant: Mr & Mrs Ager

Agent : Mr Ian Gowler
Gowler Architectural

21 Willey Terrace, Chatteris, Cambridgeshire, PE16 6UD

Erection of a 2-storey rear extension and single-storey garage to existing dwelling involving demolition of existing store

Reason for Committee: Call-In by Cllr Newell

1 EXECUTIVE SUMMARY

This application site seeks full planning permission for the erection of a 2-storey rear extension and single-storey garage to existing dwelling involving demolition of existing store.

The site is located within the settlement of Chatteris and lies within Flood Zone 1 (low risk).

Policy LP2 and LP16 (e) requires new development to promote high levels of residential amenity. The close proximity of the proposal to the neighbouring boundaries results in unacceptable residential amenity harm in terms of visual dominance and overshadowing which will also result in unacceptable harm from loss of light to the neighbouring property of No.22 Doddington Road. As such, the proposal fails to comply with Policy LP2 and LP16 (e) of the Fenland Local Plan (2014).

Furthermore, Policy LP16 (d) requires proposals to make a positive contribution to the local distinctiveness and character of the area, enhance its local setting and respond to and improves the character of the local built environment. The scale of the proposed extensions results in a dominant form of development compared to the existing dwelling which fails to respond to and improve the character of the local built environment. As such, the proposed development fails to comply with Policy LP16 (d) of the Fenland Local Plan 2014.

Therefore, the proposed development is recommended for refusal.

2 SITE DESCRIPTION

The site is situated within the settlement of Chatteris and lies to the south of Doddington Road within an area known as Willey Terrace. The site is surrounded by residential dwellings of similar architecture, height and age. A two-storey semi-detached dwelling with an elongated garden is located on the site. The house has cream rendered walls and slate roof tiles.

The site lies within Flood Zone 1 (low risk).

3 PROPOSAL

Erection of a two-storey rear extension and a single-storey side extension involving the demolition of a rear store structure. The two-storey extension will extend beyond the rear wall by 4 metres and 5.8 metres in width with a height of 7 metres. It will facilitate as a kitchen on the ground floor and a bedroom on the first-floor. The single-storey side extension will slightly wrap around the proposed two-storey extension and measure 3.8 metres from the side wall and 15.7 metres in depth with a height of 4.2 metres. It will facilitate as a garage/workshop. Both of the extensions will have a pitch roof.

The two-storey extension will have two windows on the first-floor and bi-folding doors on the ground-floor facing the rear boundary and the single-storey extension will have a garage door to the front and bi-folding doors on the side elevation facing No.22 Doddington Road.

The two-storey extension will reflect the materials of the existing dwelling whilst the single-storey extension will have a wall finish of light coloured boarding and render to the front to 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

Planning Reference	Description	Decision
F/YR16/0804/F	Erection of a 2-storey rear extension and single storey garage to existing dwelling involving demolition of store.	Refuse

The above application was refused for the below reasons:

1. Policy LP16 (d) of the Fenland Local Plan (2014) requires developments to not adversely impact, either in design or scale terms, on the streetscene, settlement pattern or the local distinctiveness and character of the local area. The scale of the proposal in comparison to the existing dwelling is extensive and disproportionate. Furthermore, the wall finish on the single-storey extension is incongruous with the character of the existing dwelling and the local character of the area. By reason, the proposed development is contrary to Policy LP16 (d) of the Fenland Local Plan (2014).
2. Policies LP2 and LP16 (e) of the Fenland Local Plan 2014 requires new development to promote high levels of residential amenity. The close proximity of the proposal to the neighbouring boundaries results in unacceptable residential amenity harm in terms of visual dominance and overshadowing which will also result in unacceptable harm from loss of light to the neighbouring property of No.22 Doddington Road. As such, the proposal fails to comply with Policy LP2 and LP16 (e) of the Fenland Local Plan (2014).

5 CONSULTATIONS

Chatteris Town Council

Support proposal.

Middle Level Commissioners

No comments received.

Local Residents/Interested Parties

Cllr Newell

Cllr Newell has called-in this application due to the extension only taking up 20% of the garden and none of the neighbours have complained, therefore she sees no reason to refuse this application, especially as there has been development approved near the application site.

6 STATUTORY DUTY

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).

7 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

LP16 – Delivering and Protecting High Quality Environments

8 KEY ISSUES

- **Principle of Development**
- **Character and Appearance**
- **Residential Amenity**
- **Private Amenity**
- **Other Considerations**

9 BACKGROUND

Following the refused application (F/YR16/0804/F) the Applicant has made slight amendments to the proposal in terms of reducing the length of the two-storey extension by 0.5 metres and rendering the front of the proposed garage to match the existing dwelling.

These amendments will form part of the main consideration of assessing this application to determine whether the revised application overcome the reasons for refusal of the previous aforementioned application.

10 ASSESSMENT

Principle of Development

The site is within the built framework of Chatteris. 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.

Character and Appearance

The ridge height of the two-storey extension will be lower than the existing ridge height and the scale of the extension is considered to be proportionate to the existing dwelling. However, with the addition of the single-storey extension the combined extensions are considered to be extensive and disproportionate to the existing dwelling, representing a dominant form of development.

The proposed render to the front of the single-storey extension to match the existing dwelling is considered to overcome the concerns of the previous development detrimentally harming the local character of the area and the streetscene, as the proposed render will harmoniously blend in with the existing dwelling and will not appear incongruous from the streetscene.

Nonetheless, the proposed development is still contrary to Policy LP16 of the FLP as it represents a dominant form of development in contrast to the existing dwelling.

Residential Amenity

The proposed development abuts the adjacent neighbour's boundary (No.s 20 and 22 Doddington Road) to which a reduction of 0.5 metres does not overcome the concerns of the previous development and it is therefore still considered that the proposal will be visually dominating, diminishing the quality of residential amenity.

The two-storey extension being close to No.22 will cause unacceptable harm in terms of overshadowing and loss of light, whilst it is acknowledged that No.22 will experience a degree of loss of light and shadowing from the existing store structure next to the ground floor window, this will be exacerbated by the two-storey extension.

Given the openings of the two-storey face the rear boundary and the bi-folding doors on the single-storey extension are screened mostly by the 1.8 m metres wood fence, it is considered that the proposal will not cause harm in terms of overlooking or loss of privacy.

Overall, the proposal will still cause unacceptable residential amenity harm which is contrary to Policy LP2 and LP16 of the FLP.

Private Amenity

The property retains more than one third of its private amenity space with the construction of the proposed development. It is therefore considered that the proposal adheres with policy LP2 and LP16.

Other Considerations

Cllr Newell has called-in this application on grounds of the development taking 20% of the garden, no neighbours have complained and a recent approved development near the application site.

Each application is assessed on its own merits and the application recently approved near the application site bears no resemblance to this application and therefore has not been considered as part of this assessment. Also, receiving no objections from neighbouring residents does not constitute that the proposed development does not cause any harm. Furthermore, as per the above assessment, the proposed development is considered to be acceptable in terms of private amenity.

11 CONCLUSIONS

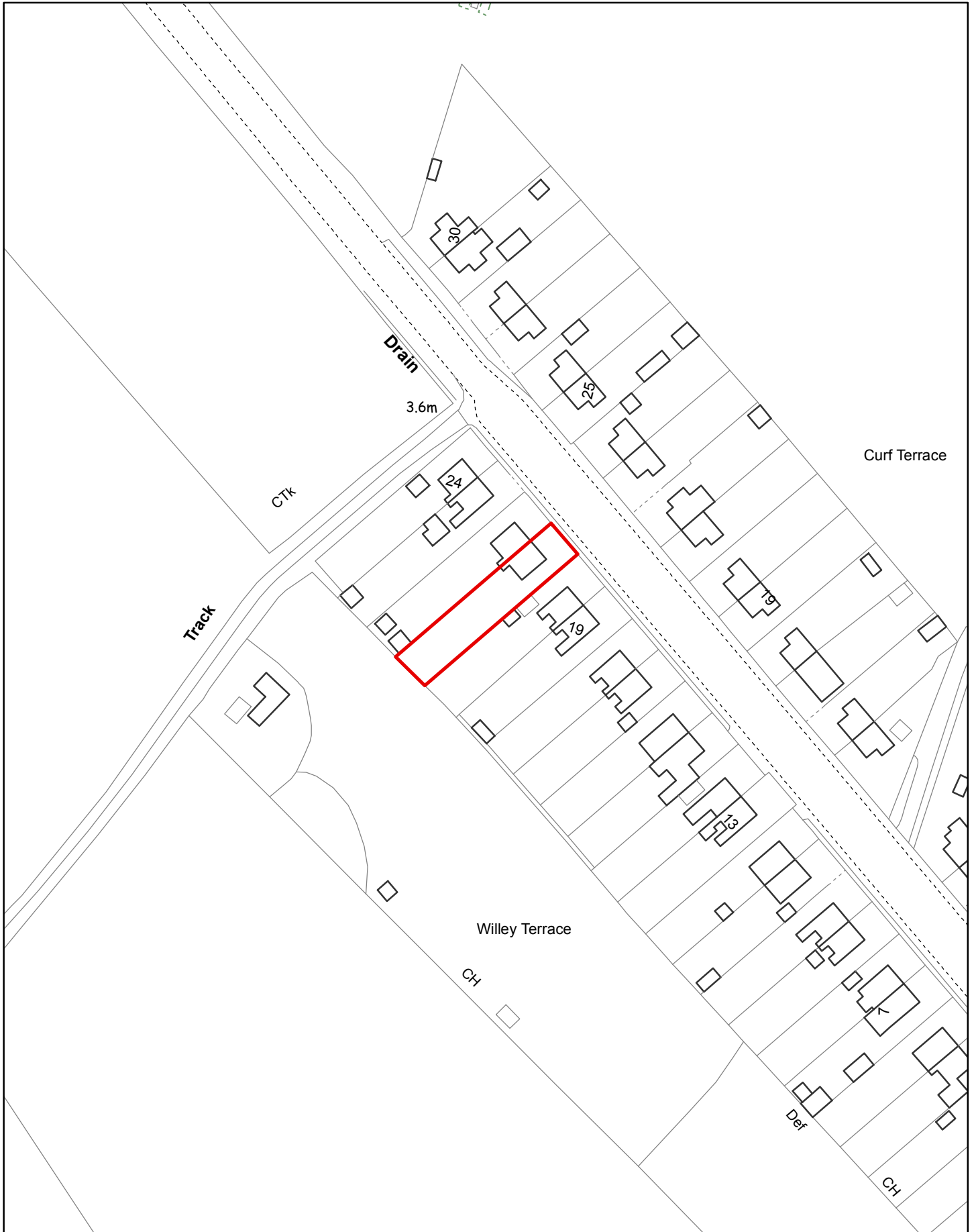
The proposal is considered contrary to Policy LP2 and LP16 of the Fenland Local Plan 2014, as it represents unacceptable harm in terms of scale and residential amenity.

It is therefore recommended to refuse planning permission for this application.

12 RECOMMENDATION

Refuse on the below grounds:

1. Policy LP2 and LP16 (e) requires new development to promote high levels of residential amenity. The close proximity of the proposal to the neighbouring boundaries results in unacceptable residential amenity harm in terms of visual dominance and overshadowing which will also result in unacceptable harm from loss of light to the neighbouring property of No.22 Doddington Road. As such, the proposal fails to comply with Policy LP2 and LP16 (e) of the Fenland Local Plan 2014.
2. Policy LP16 (d) requires proposals to make a positive contribution to the local distinctiveness and character of the area, enhance its local setting and respond to and improves the character of the local built environment. The scale of the proposed extensions results in a dominant form of development compared to the existing dwelling which fails to respond to and improve the character of the local built environment. As such, the proposed development fails to comply with Policy LP16 (d) of the Fenland Local Plan 2014.



Created on: 03/03/2017

© Crown Copyright and database
rights 2017 Ordnance Survey 10023778

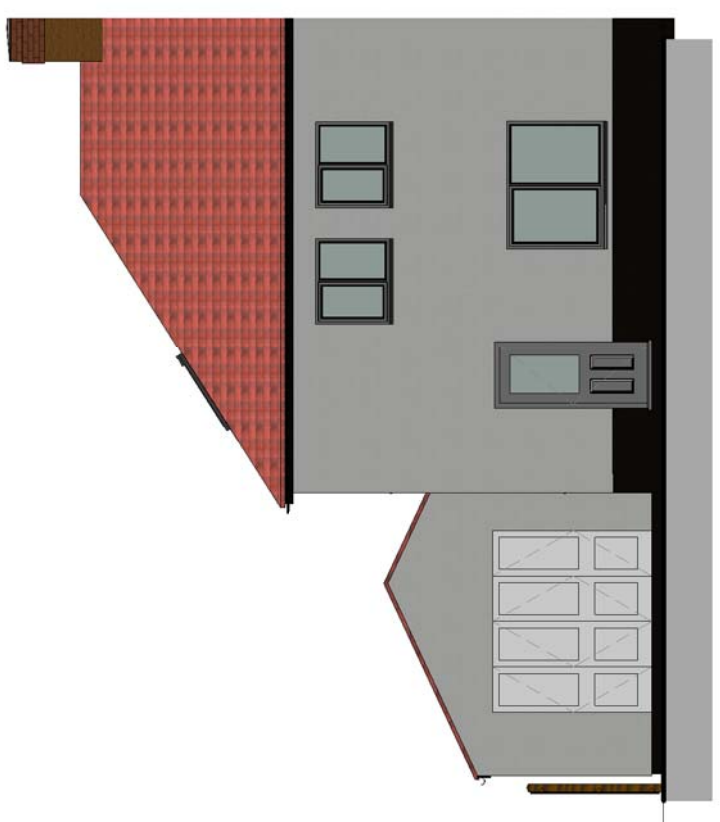
F/YR17/0178/F

Scale = 1:1,250

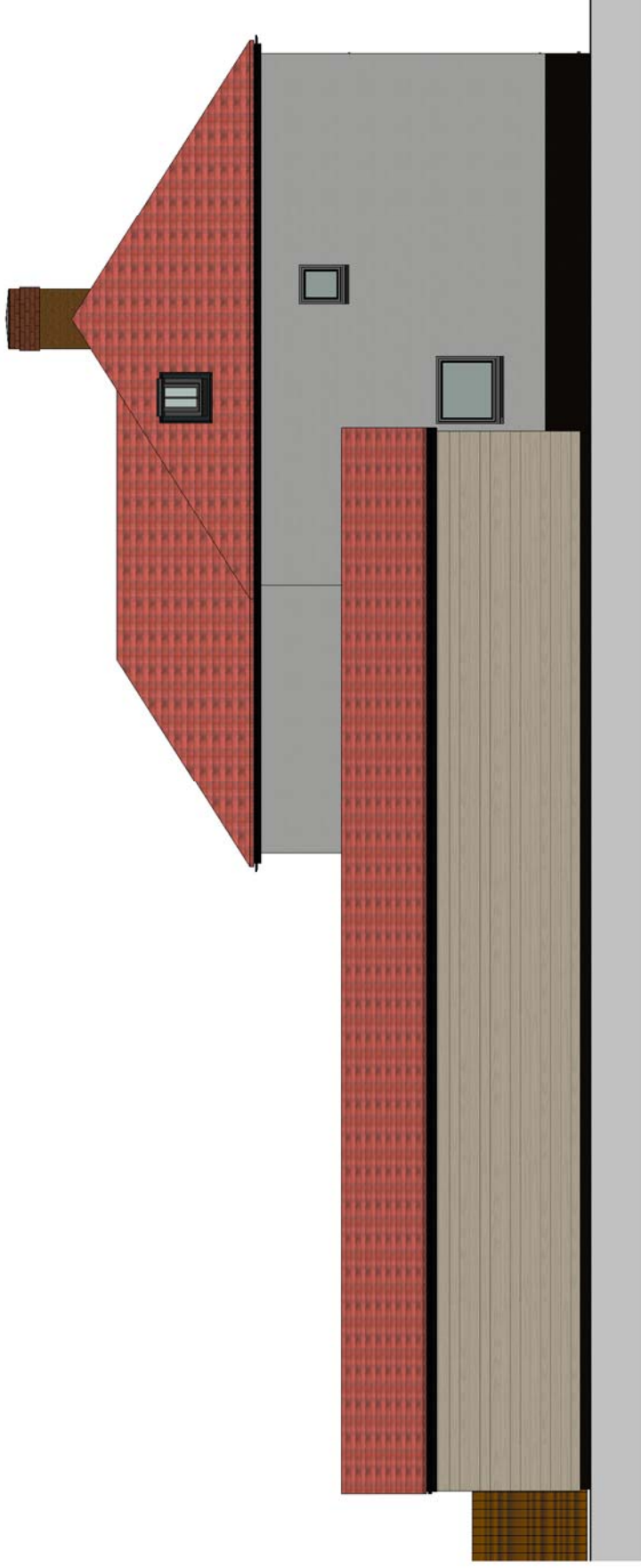


Notes

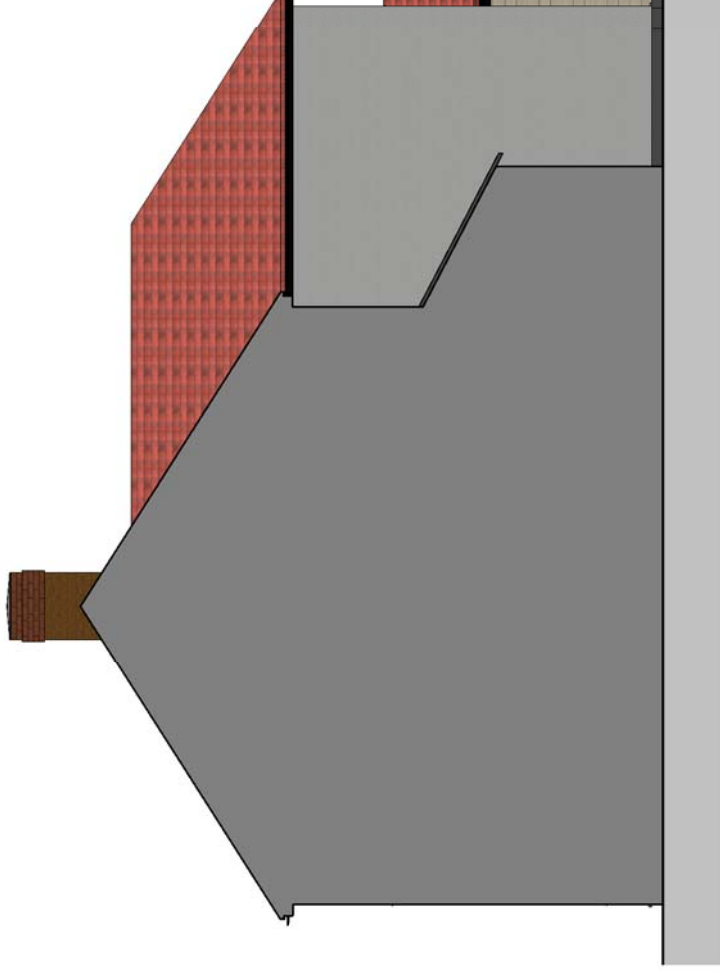
Any discrepancies to be brought to attention of Author as soon as possible. The drawings shall be shown in "true" unless otherwise shown. Unless stated otherwise, this drawing has been assessed for risks and nothing is deemed to be outside of normal good safe working practice. It would be covered by a contractors Certificate of Compliance and a Safety Plan. Do not scale from this drawing.



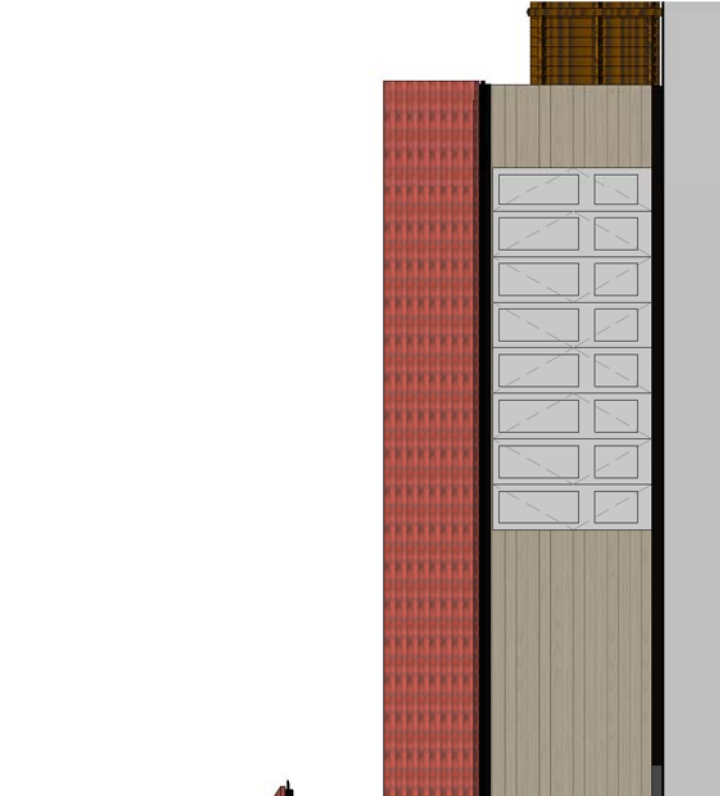
Proposed Front Elevation
Scale 1:100



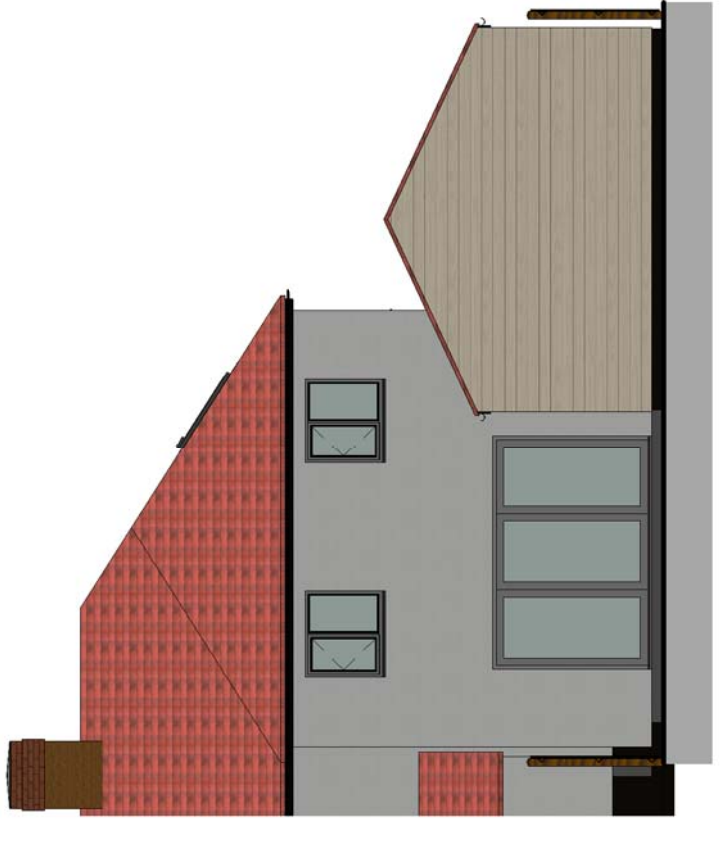
Proposed Side Elevation
Scale 1:100



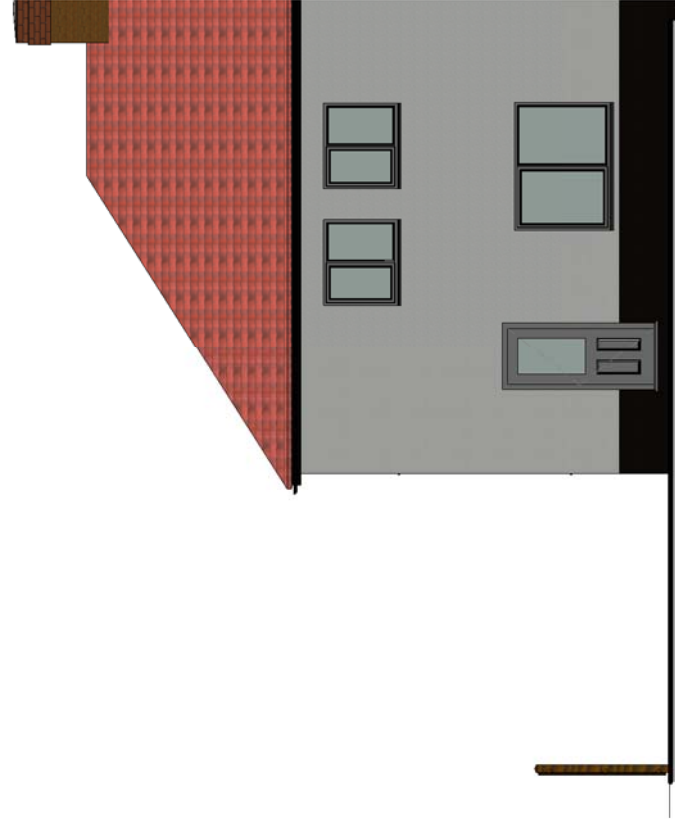
Proposed Part Side Elevation
Scale 1:100



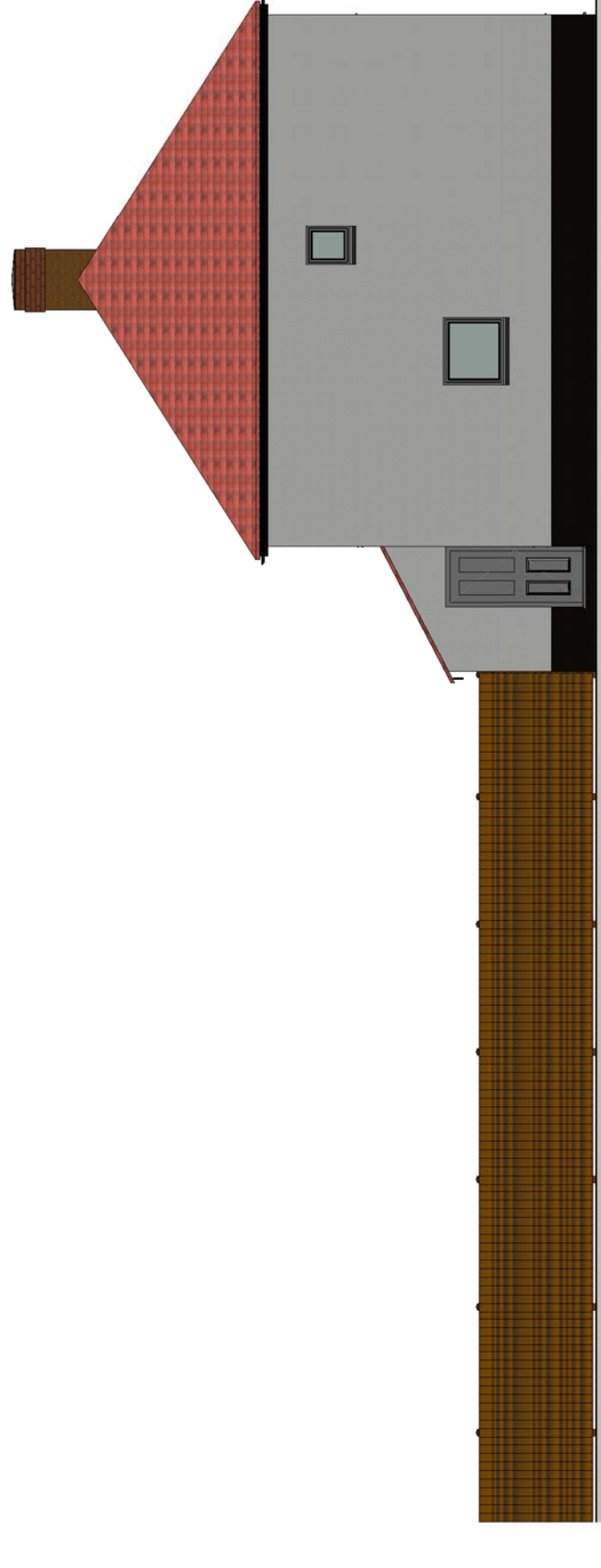
Proposed Part Side Elevation
Scale 1:100



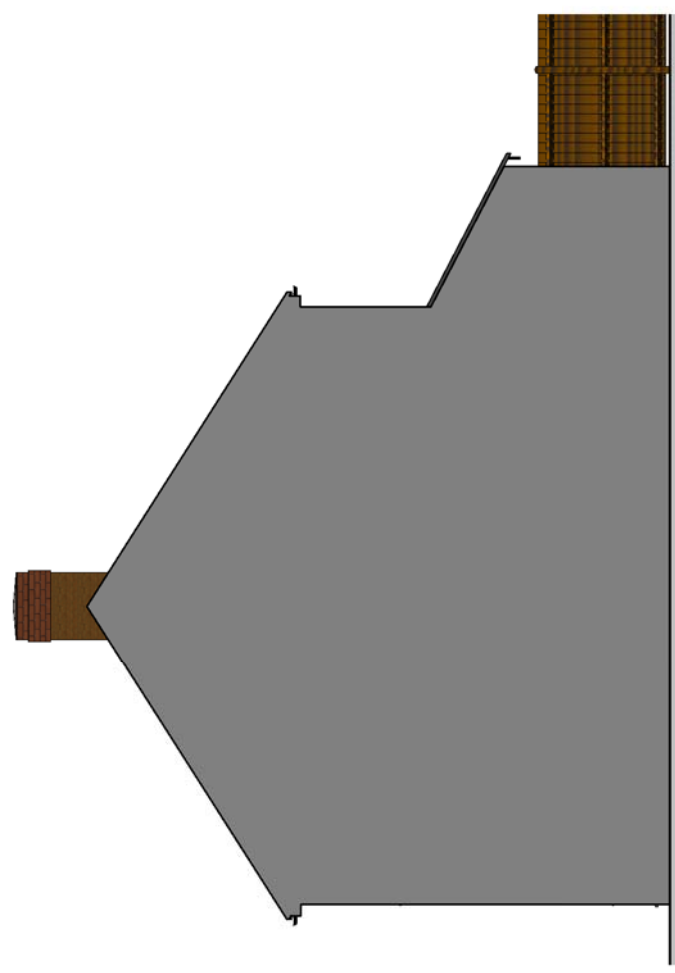
Proposed Rear Elevation
Scale 1:100



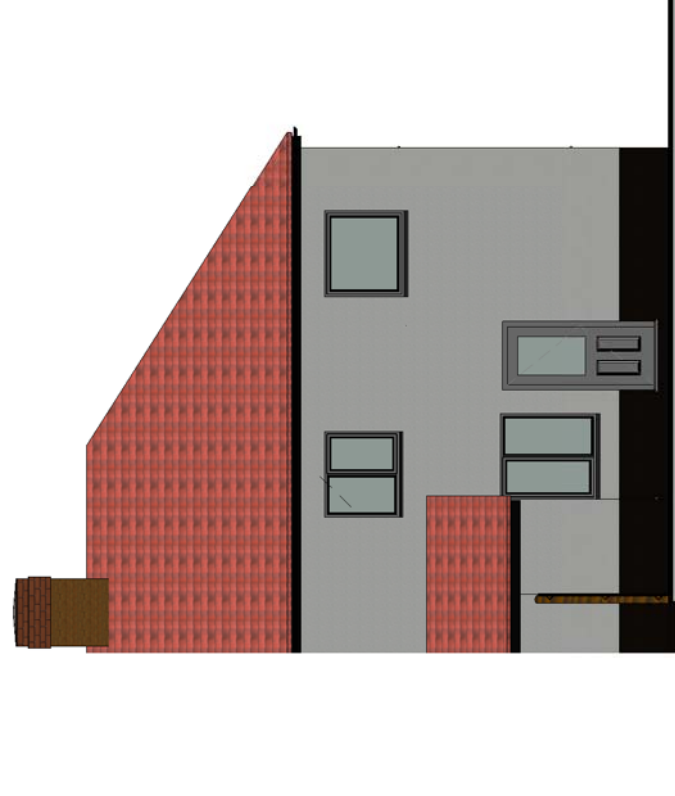
Existing Front Elevation
Scale 1:100



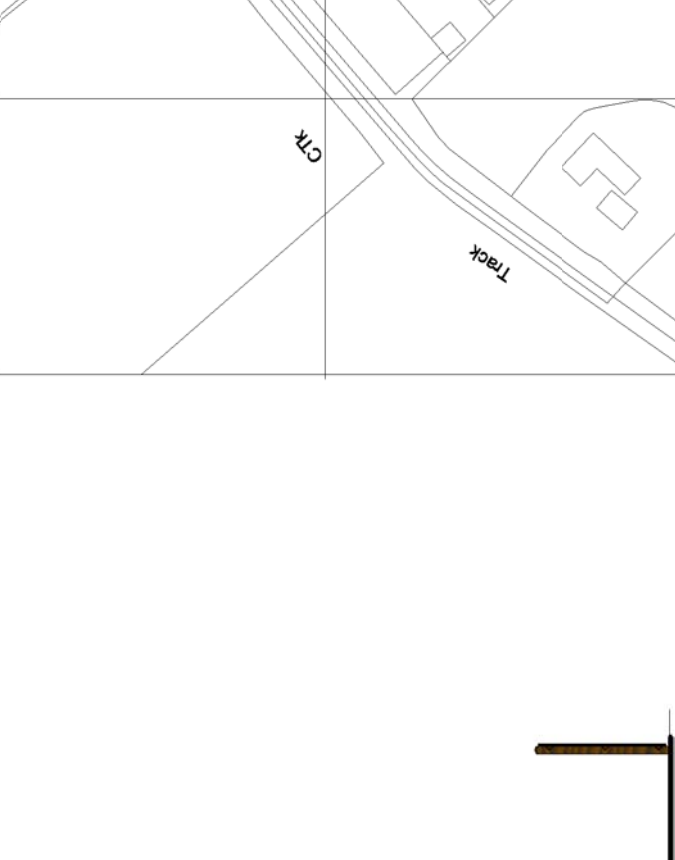
Existing Side Elevation
Scale 1:100



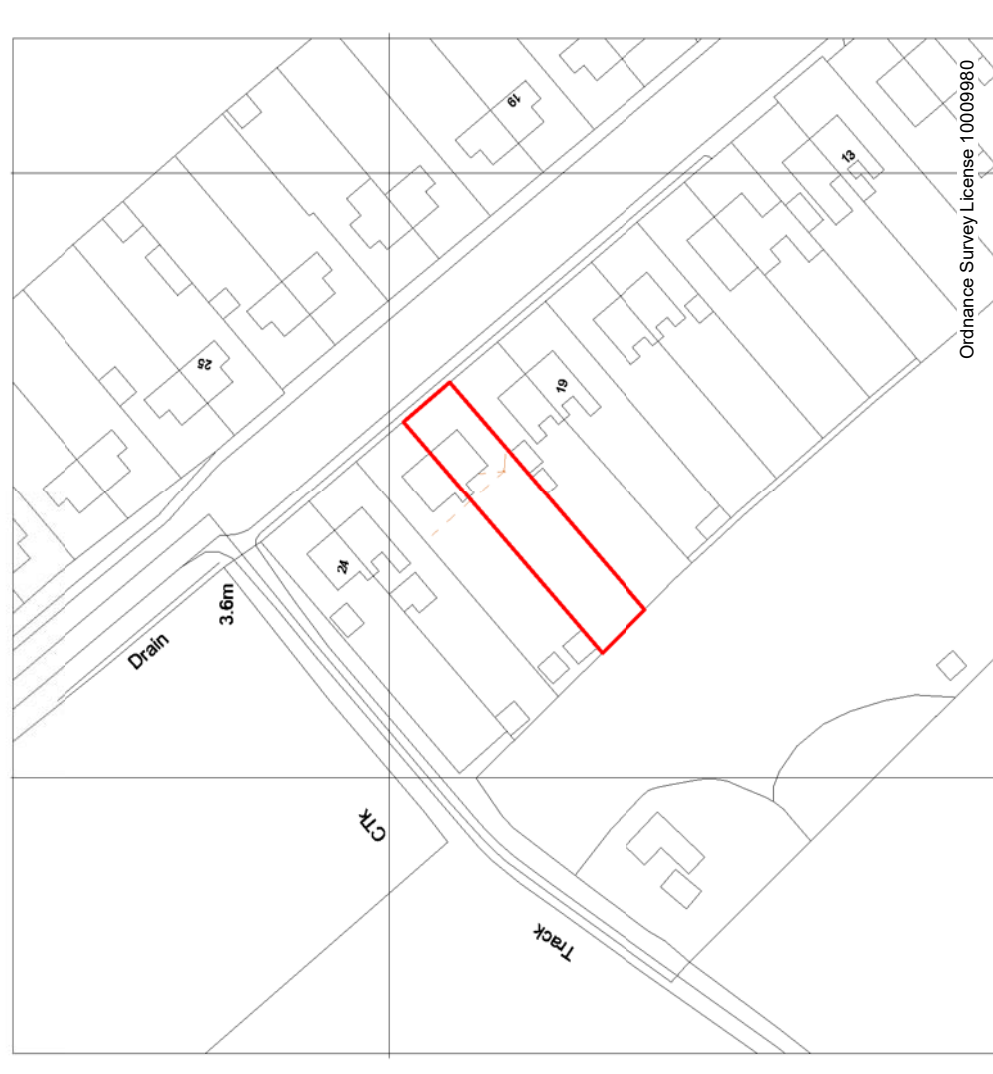
Existing Part Side Elevation
Scale 1:100



Existing Part Side Elevation
Scale 1:100



Existing Rear Elevation
Scale 1:100



Location Plan
Scale 1:1250

MATERIALS
 Extension: Redbrick, Rendered, Boarding to sides and rear
 Roof: Concrete interlocking tile
 Windows and Doors: White UPVC
 Rainwater Goods: White UPVC



Proposed Ground Floor
Scale 1:100

Proposed First Floor
Scale 1:100

Existing Ground Floor
Scale 1:100

Existing First Floor
Scale 1:100

Existing Site Plan
Scale 1:200

Proposed Site Plan
Scale 1:200

A Extension amended 16-01-17

Ian Gowler Consulting Ltd
 Architectural and Domestic
 Energy Consultant
 Chris Haines 22 Priory Road, Witley, West Sussex, PO15 1SU
 Tel: 01323 867005 Email: ian@iogowler-architectural.co.uk

Proposed Two Storey Rear extension and single storey garage at 21 Willey Terrace, Chatteris for Mr and Mrs Agler

Planning Drawing

Date issued	20-08-16	Scale	As indicated @ A1	Revision No.	128 - P01	Rev.	A
-------------	----------	-------	-------------------	--------------	-----------	------	---