

F/YR17/1102/F

Applicant: Mrs Lynsey Hunter

**Agent : Mr Jordan Scotcher
Morton & Hall Consulting Ltd**

1 Hawthorne Grove, March, Cambridgeshire, PE15 8HU

Erection of a 2-storey side extension to existing dwelling

Reason for Committee; 7 Letters of support received from within the ward area or adjacent ward area and called-in by Councillor Mrs French

1 EXECUTIVE SUMMARY

The application seeks full planning permission for a 2-storey side extension to the existing dwelling measuring a maximum of 4.6m x 11.7m and 6.9m in height.

From the front of the property the extension is considered to be in-keeping with the existing dwelling, mirroring elements such as the bay window to create a symmetrical design, however the rear features a more modern glazed element which is considered to be at odds with the traditional character of the area and prominently visible in the streetscene. The location of the proposed extension, significantly further forward than the established building line, along with the overall scale and bulk when viewed from Maple Grove, is considered to create an incongruous and overly prominent feature in the streetscene to the detriment of the visual amenity and character of the area.

It is acknowledged that there will be some impact on neighbouring properties, however this is not considered to be significantly detrimental.

The proposal whilst compliant with policies LP14, LP15 and LP16(e) in terms of flood risk, parking provision and impact on residential amenity is overall considered unacceptable due to its siting and design which are considered to create an incongruous and overly prominent feature in the streetscene, to the detriment of the visual amenity and character of the area and contrary to Policy LP16(d) of the Fenland Local Plan 2014 and DM3 Delivering and Protecting High Quality Environments in Fenland SPD

2 SITE DESCRIPTION

The host property is a detached 2-storey dwelling, constructed in red multi brick with a red pantile roof, there is a bay window on the front elevation. To the front of the site is a small garden laid to lawn with a gravelled area and bounded by low level timber lattice fencing. To the rear of the site is a large garden with a detached single garage and concrete hardstanding accessed via Maple Grove, fenced off from the rest of the garden; the remainder is laid to lawn with a few fruit trees and there is a single-storey rear extension to the dwelling of a more modern design and finished in pebble dash, the rear garden is enclosed by close boarded

fencing. The property is situated on a prominent corner plot at the junction with Hawthorne Grove and Maple Grove.

3 PROPOSAL

- 3.1 The application seeks full planning permission for a 2-storey side extension to the existing dwelling measuring a maximum of 4.6m x 11.7m and 6.9m in height. The ground floor encompasses a kitchen/dining area, wet room and study and at first-floor level 2 bedrooms, one with a walk in wardrobe. The existing first-floor bathroom window to the rear is also being reduced in size to accommodate the wall of the proposed extension.
- 3.2 Full plans and associated documents for this application can be found at:

<https://www.fenland.gov.uk/publicaccess/applicationDetails.do?activeTab=documents&keyVal=OZRHLAHE0D800>

4 SITE PLANNING HISTORY

F/YR17/0844/F	Erection of a 2-storey side extension with Juliet balcony to rear	Withdrawn
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5 CONSULTATIONS

5.1 Parish/Town Council
Recommend approval.

5.2 Councillor Mrs J French
I wish to call this application into committee.

Reasons
Impact on the surrounding area
Street Scene

This application was recommended to be approved by March Town Council taking into consideration of the March Neighbourhood plan.

Councillor Mrs French confirmed that she supports the application.

5.3 Local Residents/Interested Parties

7 letters of support have been received, all are of typed template format with handwritten address and signature; advising that they have no objections, would support the application and understand that the proposal will enlarge the existing property to a family home

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)
National Planning Practice Guidance (NPPG)
Fenland Local Plan 2014; LP2, LP14, LP15, LP16
Delivering and Protecting High Quality Environments in Fenland; DM3
March Neighbourhood Plan 2017

There are no specific policies relating to developments such as this, however the visions, aims and objectives of the Plan is that the quality of the built and natural environment is improved.

8 KEY ISSUES

- **Principle of Development**
- **Design considerations and visual amenity of area**
- **Residential Amenity/Health and wellbeing**
- **Parking**
- **Flood Risk**

9 BACKGROUND

This application is an almost identical resubmission of F/YR17/0844/F which was withdrawn at the request of the agent as a result of concerns raised by the case officer; no local representations were received on this application.

10 ASSESSMENT

Principle of Development

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

Design considerations and visual amenity of area

- 10.2 The proposed extension is substantial, however the host property is located on a larger corner plot and is capable of accommodating such a development. The extension features a hipped roof reflective of the host dwelling and ties into the existing roofline. From the front of the property the extension is considered to be in-keeping with the existing dwelling, mirroring elements such as the bay window to create a symmetrical design, however the rear features a more modern glazed element which is considered to be at odds with the traditional character of the area and prominently visible in the streetscene.
- 10.3 The area has a strong established building line and it is clear that the original dwelling was built in a location to ensure that this was followed, despite fronting onto Hawthorne Grove rather than Maple Grove and being located on a larger corner plot. The wider area also follows this theme with very few variations, it is noted that both 16 and 24 Robingoodfellows Lane do extend beyond this, however they are located at the end of the street and do not punctuate the flow of development along the road as the proposed development would. The location of the proposed extension, significantly further forward than the established building line, along with the overall scale and bulk when viewed from Maple Grove is considered to create an incongruous and overly prominent feature in the streetscene to the detriment of the visual amenity and character of the area.

Residential Amenity/Health and wellbeing

- 10.4 To the north of the site is the detached 2-storey dwelling of 2 Hawthorne Grove, the proposed extension is located on the opposite side of the site, 6m from the boundary and beyond the existing single-storey extension. There are no windows in the side wall of the extension facing in the direction of No.2, however there are 2 rooflights, taking the floor level from the base of the large rear window these would be in excess of 1.7m above the floor level of the bedroom and as such would present no issues in respect of overlooking. The large rear window would create a level of additional overlooking of the neighbouring garden at an oblique angle, however this is likely to affect only the rearmost part of the garden and as such is not considered to be significantly detrimental.
- 10.5 To the west of the site is the 2-storey end terraced property of 20 Maple Grove, due to the large garden of the host dwelling No.20 is located some 22m from the proposal and features only a door in the side elevation of the dwelling closest to the host site, there would be some additional overlooking as a result of the proposal however due to the distance this is considered to be within acceptable parameters for a residential setting such as this.
- 10.6 To the south of the site are the 2-storey dwellings of 21-29A Maple Grove, there is a high level circular window serving a bedroom in the side elevation of the proposal facing in the direction of these properties which would cause a level of additional overlooking, nevertheless there is an existing landing window in this side of the host dwelling and whilst the proposed development does extend 3.5m closer there is still approximately 17m between buildings and any additional overlooking would be to an area already visible from the public realm.
- 10.7 To the east of the site is the 2-storey dwelling of 18A Maple Grove which is located approximately 19m away (building to building) and it is considered that whilst there will be a some additional overlooking, any direct overlooking would be to area already visible from the public realm and is not considered to have an significantly adverse impact on the residential amenity of No.18A due to the distance between the properties.
- 10.8 The host dwelling is located on a substantial plot and as such still retains in excess of a third of the plot for private residential amenity.

Parking

- 10.9 The dwelling will become a 4-bed property as a result of the proposed development and as such Policy LP15 and Appendix A of the Fenland Local Plan 2014 advise that 3 parking spaces should be provided. There is an existing garage on site and space to park an additional 2 cars at a width of 2.7m per space, due to obstructions either side ideally 2.9m for each space should be provided, however given that this is an existing parking arrangement and 2 cars could be accommodated it would not be reasonable to request this is achieved.

Flood Risk

- 10.10 The application site lies within flood zone 1 and issues of surface water will be considered under Building Regulations; accordingly there are no issues to address in respect of Policy LP14.

11 CONCLUSIONS

The proposal whilst compliant with policies LP14, LP15 and LP16(e) in terms of flood risk, parking provision and impact on residential amenity is overall considered unacceptable due to its siting and design which are considered to create an incongruous and overly prominent feature in the streetscene, to the detriment of the visual amenity and character of the area and contrary to Policy LP16(d) of the Fenland Local Plan 2014 and DM3 Delivering and Protecting High Quality Environments in Fenland SPD

12 RECOMMENDATION

Refuse

1. Policy LP16 of the Fenland Local Plan 2014 and DM3 of the Delivering and Protecting High Quality Environments SPD seek to ensure that development makes a positive contribution to the local distinctiveness and character of the area, enhances its setting, responds to and improves the character of the local built environment, reinforces local identity and does not adversely impact, either in design or scale terms on the streetscene, settlement pattern or landscape character of the surrounding area.

The area has a strong established building line, the location of the proposed extension, significantly further forward of this, together with the modern glazed element to the rear at odds with the traditional design in the locality, and the overall scale and bulk when viewed from Maple Grove, is considered to create an incongruous and overly prominent feature in the streetscene to the detriment of the visual amenity and character of the area and contrary to Policy LP16 of the Fenland Local Plan 2014 and DM3 Delivering and Protecting High Quality Environments SPD.



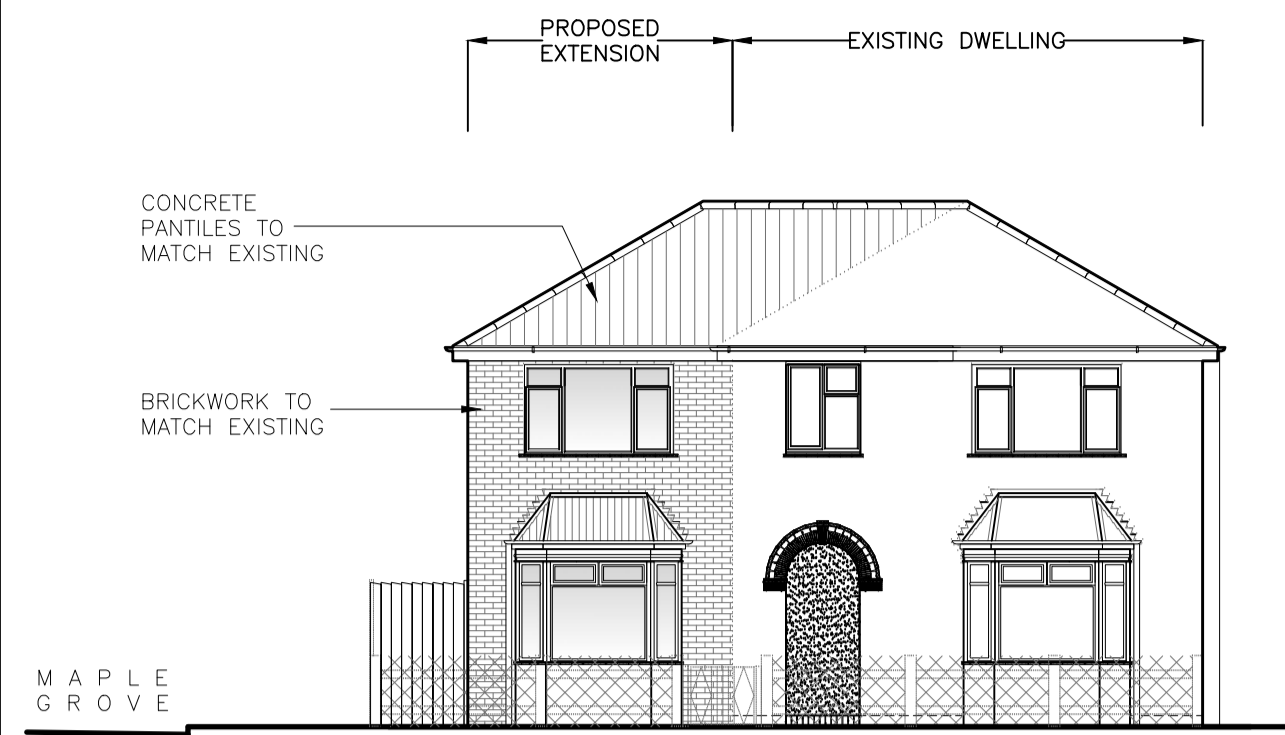
Created on: 28/11/2017

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Scale = 1:1,250





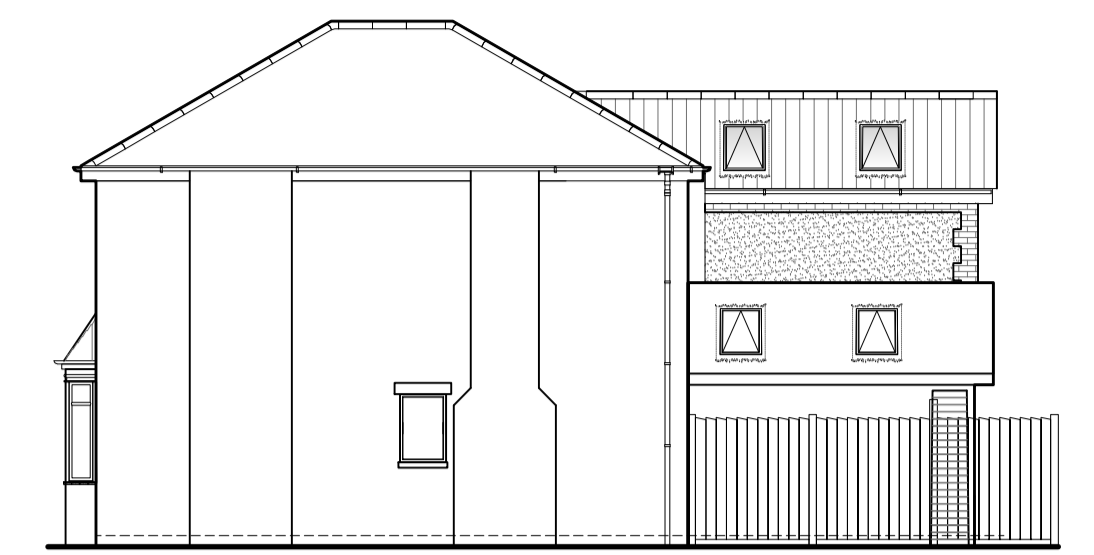
PROPOSED FRONT ELEVATION
1:100



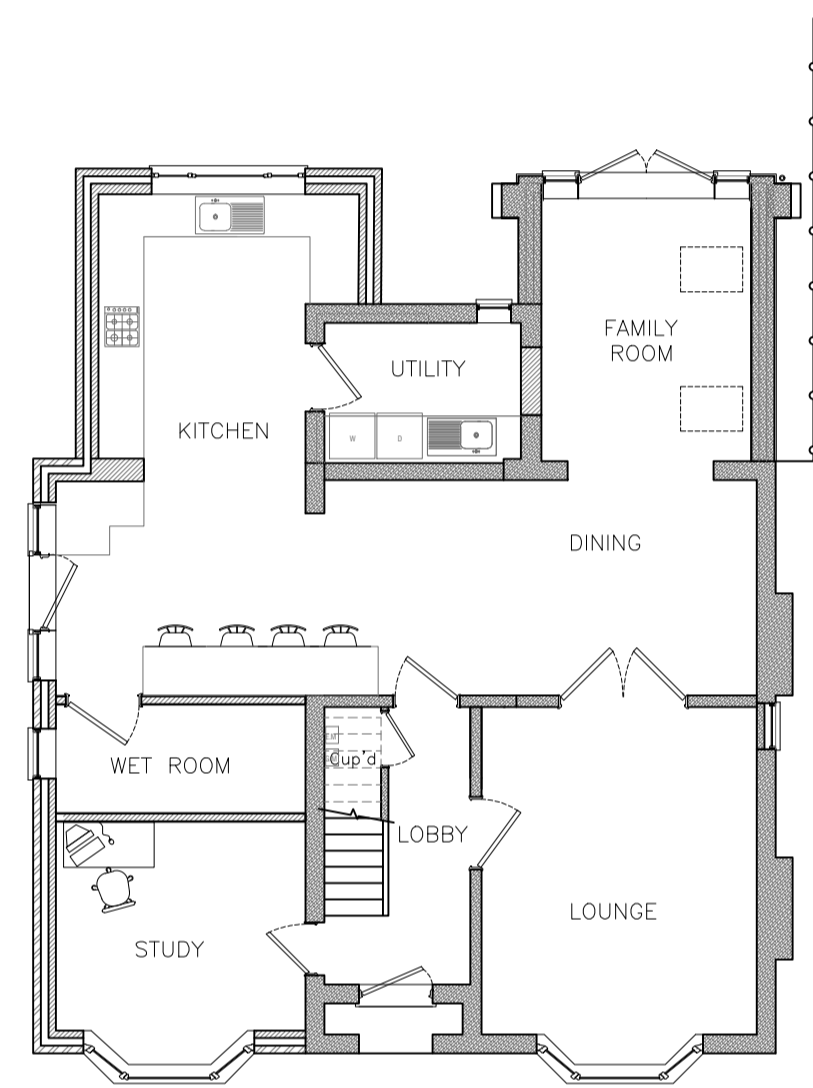
PROPOSED LHS ELEVATION
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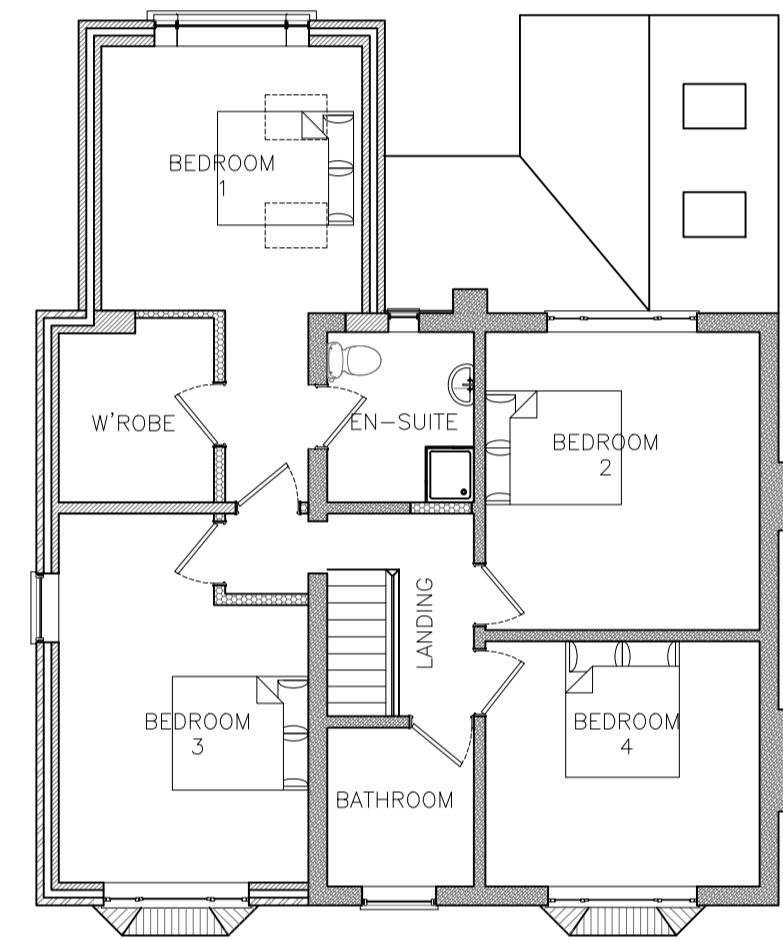
PROPOSED REAR ELEVATION
1:50



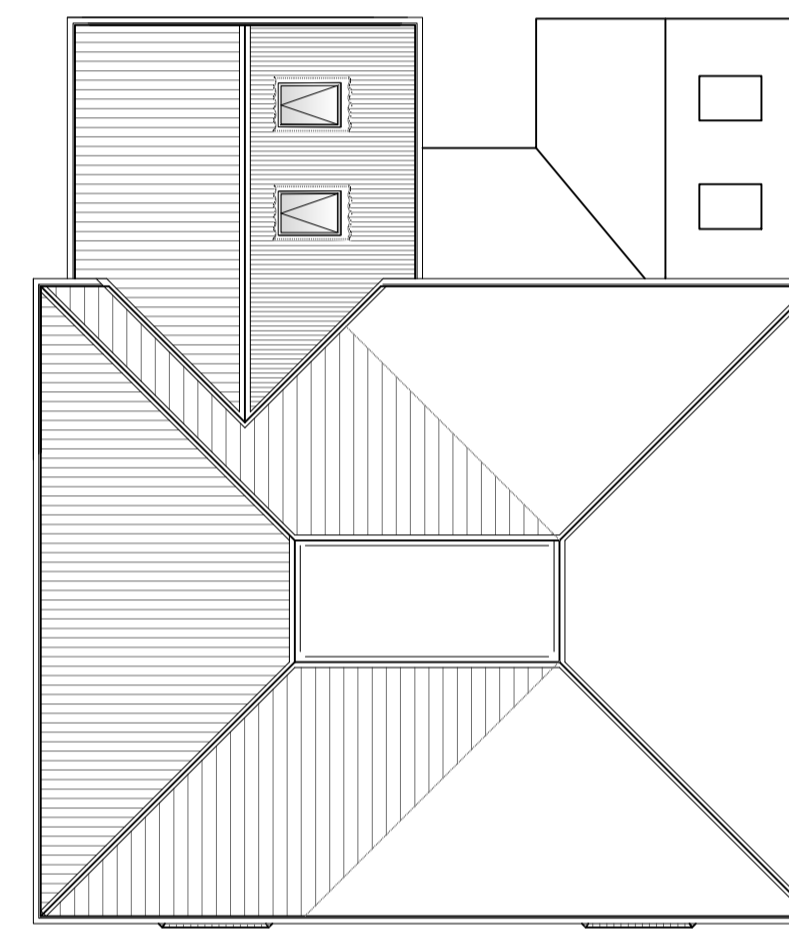
PROPOSED RHS ELEVATION
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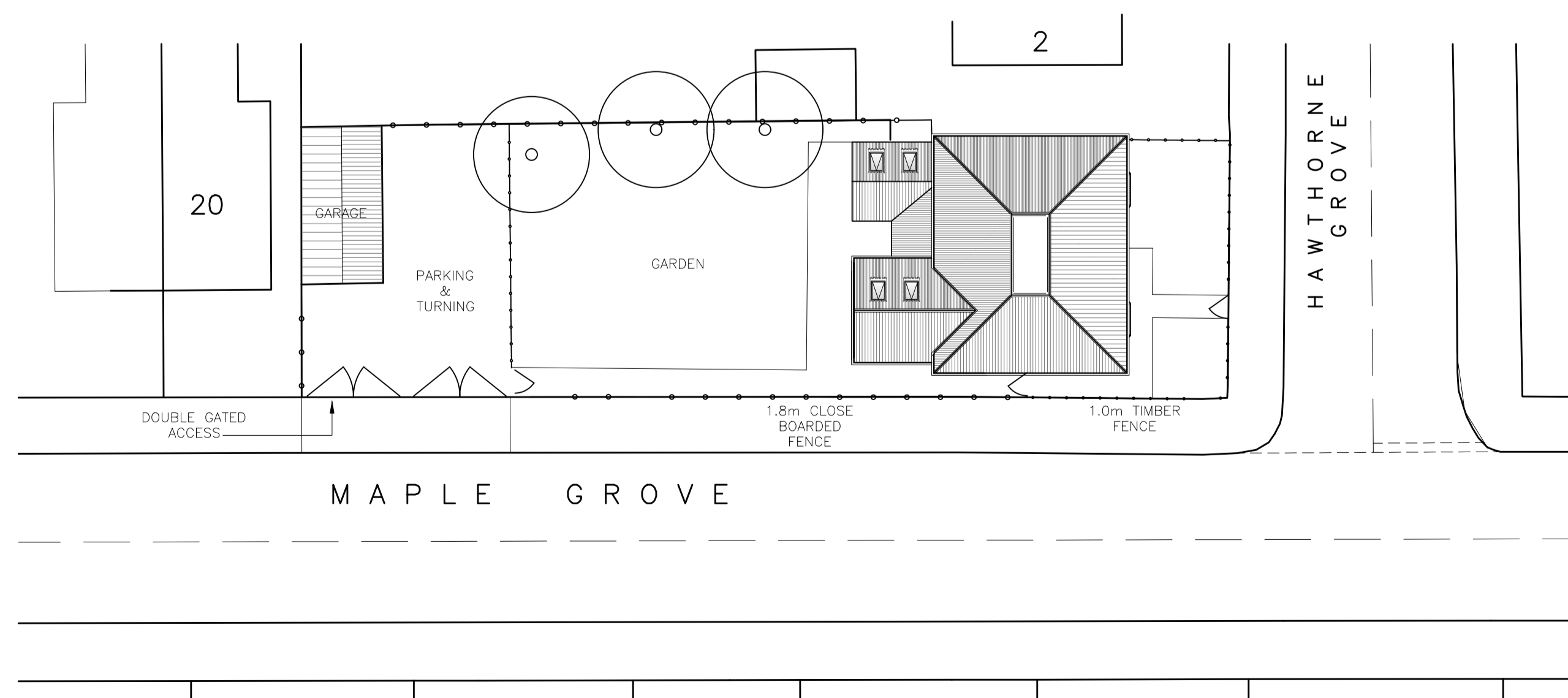
PROPOSED GROUND FLOOR PLAN
1:100



PROPOSED FIRST FLOOR PLAN
1:100



PROPOSED ROOF PLAN
1:100



PROPOSED SITEPLAN
1:200

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Contractor to check all dimensions on site before work starts or materials are ordered. Do not scale, if in doubt ask. All dimensions are in mm unless stated otherwise.
Where materials, products and workmanship are not fully specified they are to be of the standard appropriate to the works and suitable for the purpose stated in or reasonably to be inferred from the drawings and specification. All work to be in accordance with good building practice and BS 8000 to the extent that the recommendations define the quality of the finished work. Materials products and workmanship to comply with all British Standards and EOTA standards with, where appropriate, BS or EC marks.
All products and materials to be handled, stored, prepared and used or fixed in accordance with the manufacturers current recommendations.
The contractor is to arrange inspections of the works by the BCO (or NHBC) as required by the Building Regulations and is to obtain completion certificate and forward to the Engineer
All finishes, insulation and damp-proofing to architect's details

B	Planner's Comments	Nov.2017
A	Planner's Comments	Nov.2017
REVISIONS		DATE

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Fenland District Council Building Excellence Awards Winner

CLIENT	Mrs L Hunter		
PROJECT	1 Hawthorne Grove March Cams PE15 8HU		
TITLE	Proposed Arrangements		
DRAWN	M.W	DATE OF ISSUE	
CHECKED			
DATE	July 2017	DRAWING NUMBER	
SCALE	As Shown		H5347/02 B