
F/YR18/0626/F

Applicant: Mr & Mrs Cross

**Agent : Morton & Hall Consulting
Ltd**

29A Maple Grove, March, Cambridgeshire, PE15 8HT

Erection of a part 2-storey/single-storey side/rear extension and porch to front of existing dwelling

Reason for Committee: Number of representations received contrary to officer recommendation

1 EXECUTIVE SUMMARY

The prevailing character of the area consists of regularly sited dwellings with spacing between, however it is noted that there are a couple of exceptions to this due to unfortunately designed side extensions eroding the spacing between dwellings to the detriment of the visual amenity of the area. This does not justify further loss of character and should encourage high quality design to future developments to enhance visual amenity.

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

The scheme does incorporate an integral garage, however this is not considered to be of sufficient dimensions to enable a car to be accommodated and the scheme is considered to be contrary to Policy LP15 and Appendix A due to lack of useable on-site parking.

The proposal is not considered to create a significant detrimental impact in relation to residential amenity and there are no issues to address regarding flood risk. The scheme is nevertheless considered to be unacceptable; its juxtaposition with the neighbouring extension and lack of separation between the dwellings is considered to have a significant detrimental impact on the streetscene and character of the area, creating an incongruous feature in particular due to the proximity and discordant design of extensions, in addition to the lack of well designed, useable, on-site parking provision.

2 SITE DESCRIPTION

The host property is a semi-detached, 2-storey dwelling constructed in buff multi bricks to the front elevation and red multi to the remainder with a pantile roof, there are single-storey extensions to the rear of the property. To the front of the site is a low level close boarded fence enclosing a gravel garden area, concrete drive/parking area and paved footpath to the front door. To the rear of the site is a timber decked area with balustrading, shed and garden area laid to lawn with landscaping.

3 PROPOSAL

3.1 The application seeks full planning permission for a part 2-storey, part single-storey side/rear extension and a porch to the front. The 2-storey element measures 2.8m x 6.6m and 7.4m in height. The single-storey element measures a maximum of 5.5m x 4.8m and 3.7m high. There are porches proposed to the front of the garage and front door which are 3m in height and block paving is proposed to the front of the site in place of the existing tarmac and gravel.

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=PBCKZ5HE01U00>

4 SITE PLANNING HISTORY

TP5695	Erection of a pair of houses	Granted 20/11/1956
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5 CONSULTATIONS

5.1 **Parish/Town Council**
Recommend Approval

5.2 **Local Residents/Interested Parties**
None received as a result of consultations.

17 letters of support have been received via the agent following them being advised of the recommendation being one of refusal; these are in template format, advising that they have no objections and would support the application.

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 ASSESSMENT

Principle of Development

- 9.1 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

- 9.2 The prevailing character of the area consists of regularly sited dwellings with spacing between, however it is noted that there are a couple of exceptions to this due to unfortunately designed side extensions eroding the spacing between dwellings to the detriment of the visual amenity of the area. This does not justify further loss of character and should encourage high quality design to future developments to enhance visual amenity.
- 9.3 The proposed 2-storey extension whilst being slightly set back and minimally lower in height is located further forward of the neighbouring extension and located only 0.8m from this (it should be noted that there is also an eaves overhang to No.29 reducing this further); the resulting building and its juxtaposition with the neighbouring extension and lack of separation between the dwellings is considered to have a significant detrimental impact on the streetscene, creating an incongruous feature particularly due to the proximity and discordant design of the extensions.
- 9.4 The single-storey element to the rear features both mono-pitched and dual pitched roofs which is not considered to be ideal and an attempt has been made to regularise the design, however this has not been forthcoming, nevertheless this is to the rear and therefore not visible from the streetscene.
- 9.5 The proposal features a mono-pitched porch above the proposed garage door (bringing this in line with the original host dwelling) and front door. Porches such as this are not a feature of the area, most properties having inset front doors removing the need for them. The proposal seeks to infill the existing porch area and then provide an external porch, this is not preferable due to the impact on the character of the area, however it is noted that this is likely to be permitted development (or would be in respect of the garage if the extension has been constructed) hence is unlikely to be resisted.
- 9.6 The scheme proposes block paving to the front which would improve the appearance as this presently consists of a number of differing materials, however would result in the loss of the front boundary fence which is regrettable given that the area is characterised by low level front boundary treatments.

Residential Amenity/Health and wellbeing

- 9.7 To the front of the site is the end terrace property of 20 Maple Grove and detached dwelling of 1 Hawthorne Grove the rear garden of which runs along Maple Grove as this is a corner plot located at the junction of both. The proposed 2-storey extension is located approximately 16m from the boundary of these

dwellings and features a bedroom window at first-floor level, as such there would be some additional overlooking as a result of the proposal, however given the existing situation this is not considered to create a significantly detrimental impact.

- 9.8 To the east of the site is the semi-detached dwelling of 29 Maple Grove, which has been substantially extended and as a result is in close proximity with the boundary of the host property. There is an en-suite window in the side elevation facing in the direction of the proposal which will experience a loss of light as a result of the 2-storey element being in such close proximity, however this is obscure glazed so outlook is not considered an issue and the window does not serve a habitable room. There is a first-floor bathroom window and garage to the front of No 29 and the proposed extension is forward of this neighbouring dwelling, nevertheless the projection is not significant, the window does not serve a habitable room and the garage and associated drive are not considered to be significantly affected. To the rear of No.29 is a first-floor bedroom window and rear opening to the garage, this is set further back than the host property hence only 1.5m of the proposed single-storey rear extension would extend beyond the neighbouring dwelling; the extension is 0.8m from the boundary and at 3.7m in height would create a tunnelling effect on the area directly outside the rear of the garage as this would be sandwiched between 2 extensions, nevertheless there is sufficient amenity space over and above this to enable the garden to be enjoyed and as such this is not considered to be significantly detrimental. The proposed extension introduces 2 first-floor windows to the rear, these serve an en-suite and as such would be obscure glazed and would therefore not create any overlooking of No.29, even if these were not obscure glazed overlooking would not be significant due to the location of the neighbouring 2-storey extension hence a condition ensuring that these remain obscure glazed would not be required.
- 9.9 To the rear of the site are 35a and 37 Westwood Avenue, the proposed 2-storey extension is some 33m from the boundary with these dwellings and single-storey element 27.5m, as such the proposed development is not considered to have a significant adverse impact.
- 9.10 To the west of the site is the adjoining semi-detached dwelling of 31 Maple Grove; the proposal is located on the opposite side of the site beyond the existing dwelling and rear extension, the proposal introduces 2 first-floor windows to the rear, these serve an en-suite and as such would be obscure glazed and would therefore not create any overlooking of No.31, as such the proposed development is not considered to have a significant detrimental impact on this neighbouring dwelling.

Parking

- 9.11 The host dwelling would become a 4-bed dwelling as a result of the proposal and as such Policy LP15 and Appendix A of the Fenland Local Plan require a minimum of 3 parking spaces to be provided on site.
- 9.12 The scheme does incorporate an integral garage, however this is not considered to be of sufficient dimensions to enable a car to be accommodated and would not comply with requirements of Appendix A in terms of size or set back within the site, as this would not be able to accommodate a vehicle clear of the public highway and the opening of the door.

- 9.13 The proposed site plan details 2 parking spaces, however the space in front of the garage is only just 5m which would result in a car abutting the garage to clear the highway. It has been requested to set the extension further back within the site however this has not been forthcoming. The second space whilst of sufficient dimensions would only have a maximum of 4m behind in which to manoeuvre, 6m would be required to enable a useable space. The scheme is therefore contrary to Policy LP15 and Appendix A due to lack of useable on-site parking.

Flood Risk

- 9.12 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.

10 CONCLUSIONS

The proposal is not considered to create a significant detrimental impact in relation to residential amenity and there are no issues to address regarding flood risk. The scheme is nevertheless considered to be unacceptable; its juxtaposition with the neighbouring extension and lack of separation between the dwellings is considered to have a significant detrimental impact on the streetscene and character of the area, creating an incongruous feature in particular due to the proximity and discordant design of extensions, in addition to the lack of well designed, useable, on-site parking provision.

11 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 proposal, by virtue of its juxtaposition with the neighbouring extension and lack of separation between the dwellings is considered to have a significant detrimental impact on the streetscene and character of the area, creating an incongruous feature in particular due to the proximity and discordant design of extensions. The development is therefore considered to be contrary to Policy LP16 of the Fenland Local Plan 2014 and DM3 of the Delivering and Protecting High Quality Environments SPD

- 2 Policy LP15 and Appendix A of the Fenland Local Plan 2014 seek to ensure that schemes provide well designed car parking appropriate to the amount of development proposed and meet the Council's defined parking standards.

The proposal does not provide sufficient, well designed, usable on-site car parking and as such is contrary to Policy LP15 and Appendix A of the Fenland Local Plan 2014.



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Scale = 1:1,250



MAPLE GROVE

MAPLE GROVE

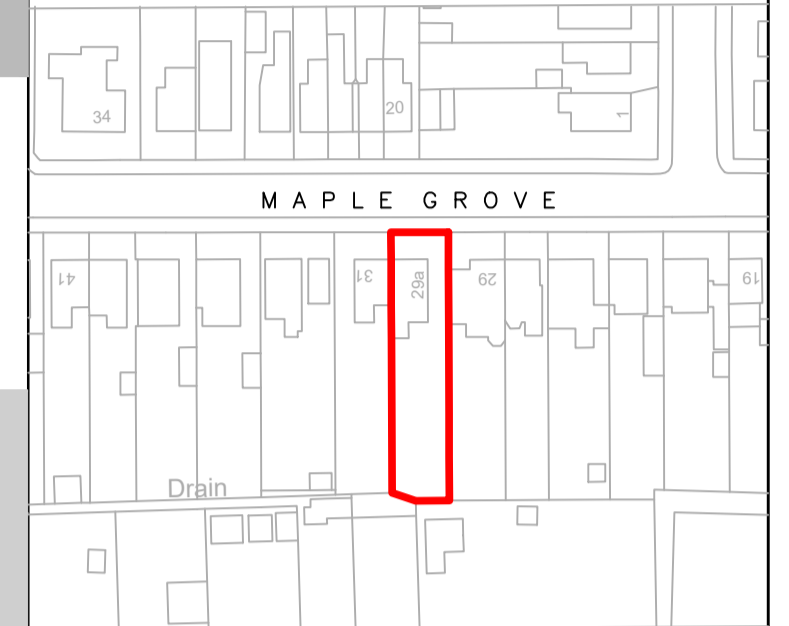
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 Where materials, products and workmanship are not fully specified they are to be of the standard appropriate to the works and suitable for the purpose stated in or reasonably to be inferred from the drawings and specification. All work to be in accordance 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 COTIA 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

No. 31

No. 29

No. 31

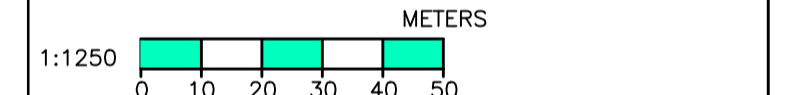
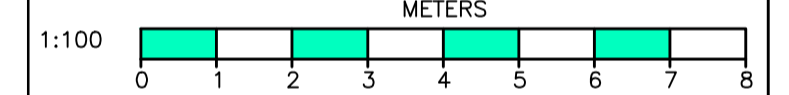
No. 29



LOCATION PLAN
 (1:1250)
 LICENSE NO: 100022423

SITE PLAN KEY

	PERMEABLE BLOCK PAVING (NON SLIP)		WATER COURSE
	CONCRETE SLABS (NON SLIP)		SITE ENVELOPE
	GRASS		PAVEMENT
	VEGETATION		TARMAC
	GRAVEL		EXISTING DWELLINGS



B	PLANNERS COMMENTS	AUG 18
A	PLANNERS COMMENTS	JULY 18
	REVISIONS	DATE

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Fenland District Council
 Building Design Awards
 winner

CLIENT
 Mr and Mrs Cross

PROJECT
 29A Maple Grove
 March
 Cambs
 PE15 9HT

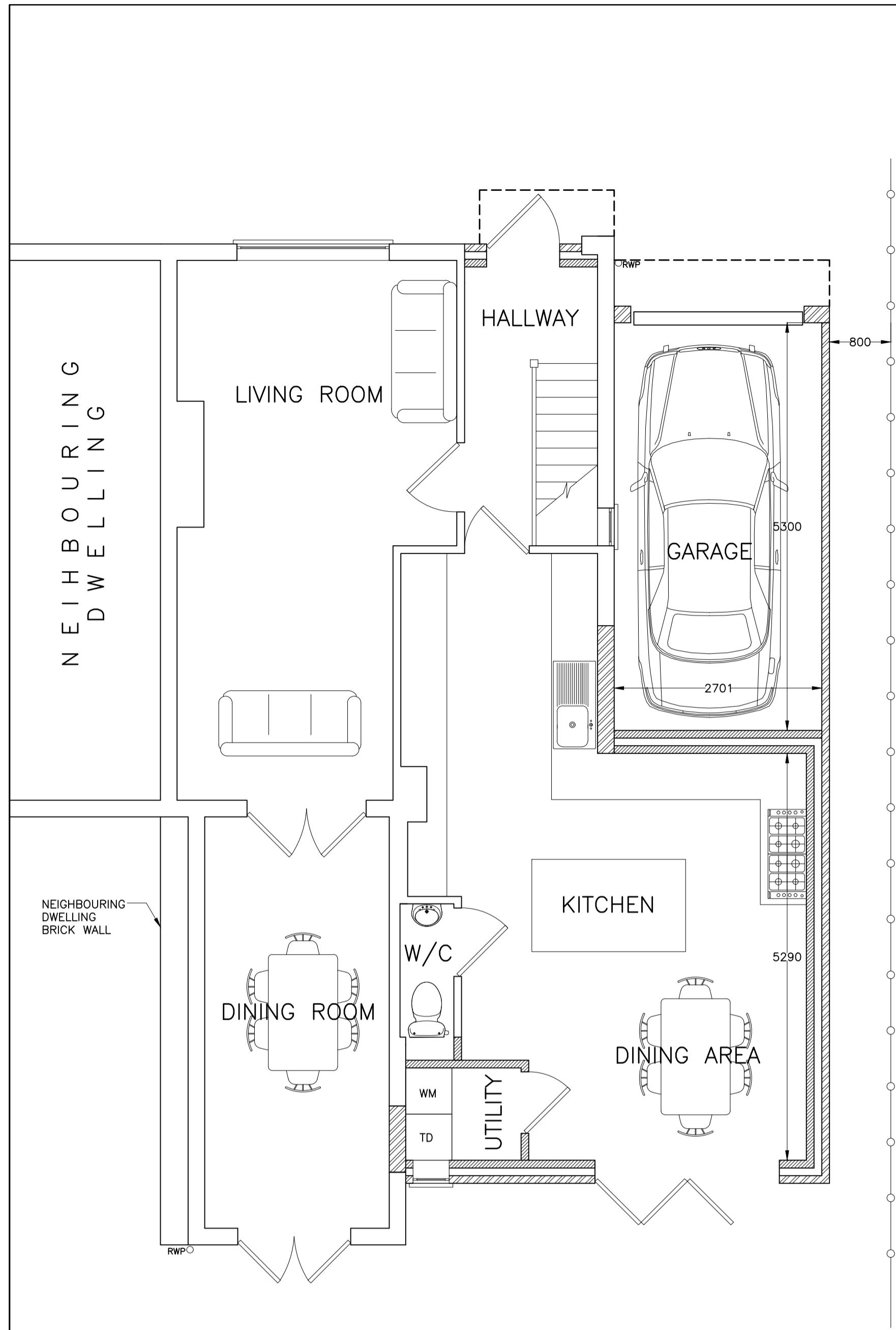
TITLE
 Existing and Proposed Site Plans with Location Plan

DRAWN	M. Hainshaw	DATE OF ISSUE	
CHECKED		DRAWING NUMBER	H5300/00B
DATE	June 2018	SCALE	As Shown

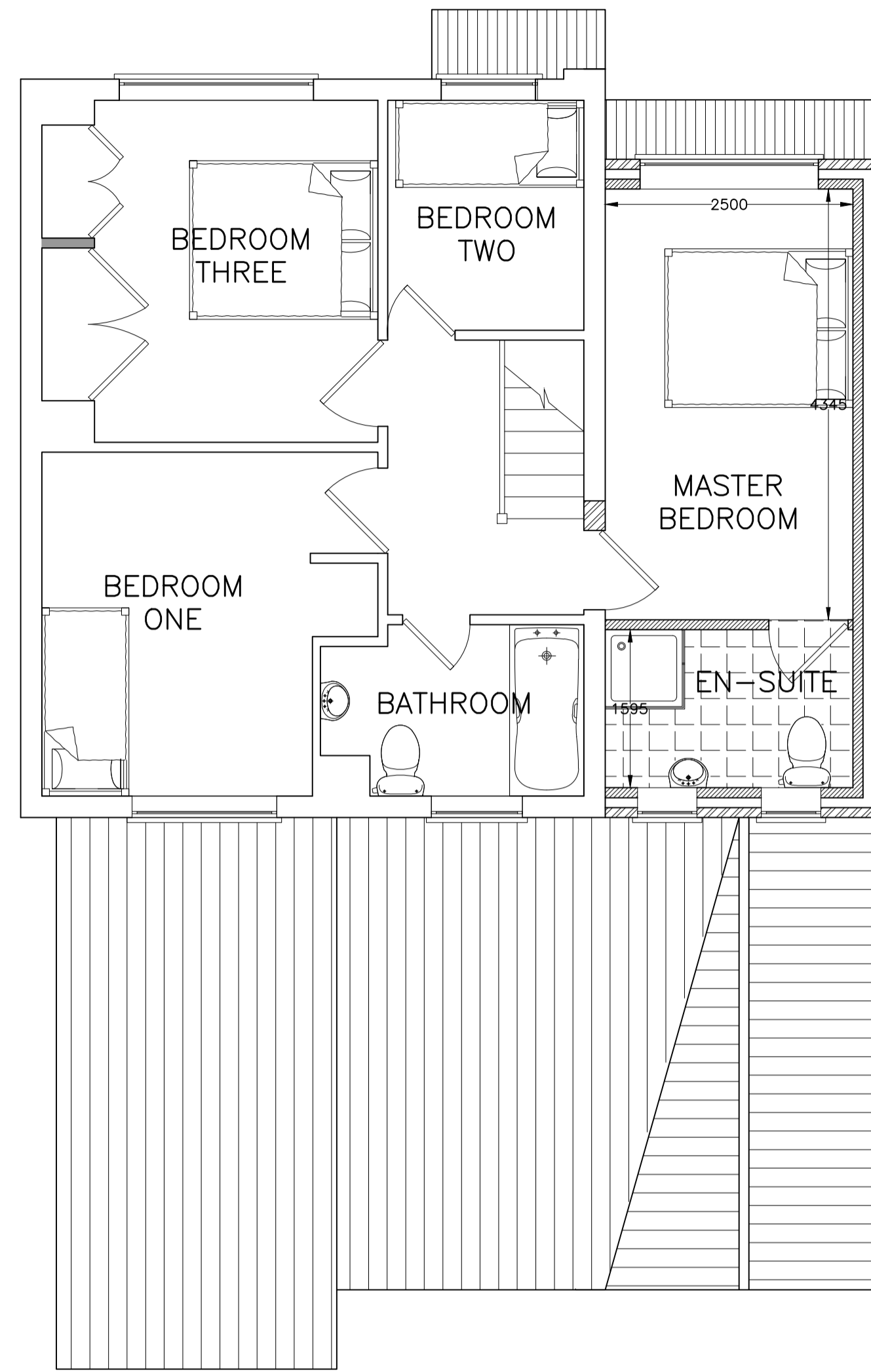
12m HIGH SILVER BIRCH TREE
 8m HIGH CONIFER TREE

EXISTING SITE PLAN
 (1:100)

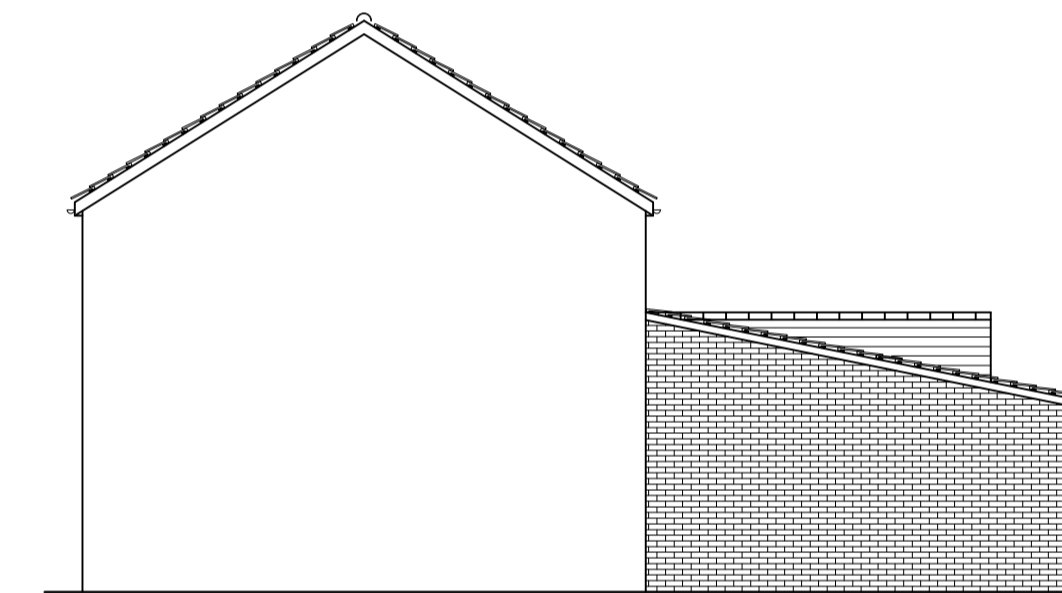
PROPOSED SITE PLAN
 (1:100)



PROPOSED GROUND FLOOR PLAN
(1:50)



PROPOSED FIRST FLOOR PLAN
(1:50)

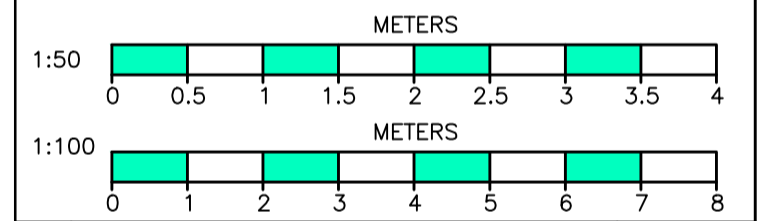


PROPOSED RHS ELEVATION
(1:100)

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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.
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All finishes, insulation and damp-proofing to architect's details

PLAN KEY

- EXISTING WALLS
- PROPOSED 100mm BRICKWORK
- PROPOSED 100mm BLOCKWORK
- PROPOSED 100mm STUDWORK
- PROPOSED 100mm INSULATION
- PROPOSED VELUX WINDOW



G	PLANNERS COMMENTS	AUG 2018
F	CLIENTS COMMENTS	JUL 2018
E	CLIENTS COMMENTS	JUL 2018
D	CLIENTS COMMENTS	JUL 2018
C	CLIENTS COMMENTS	JUL 2018
B	CLIENTS COMMENTS	JUN 2018
A	CLIENTS COMMENTS	JUN 2018

REVISIONS	DATE
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LABC Fenland District Council Building Design Awards winner Building Excellence in Fenland

CLIENT
Mr and Mrs Cross

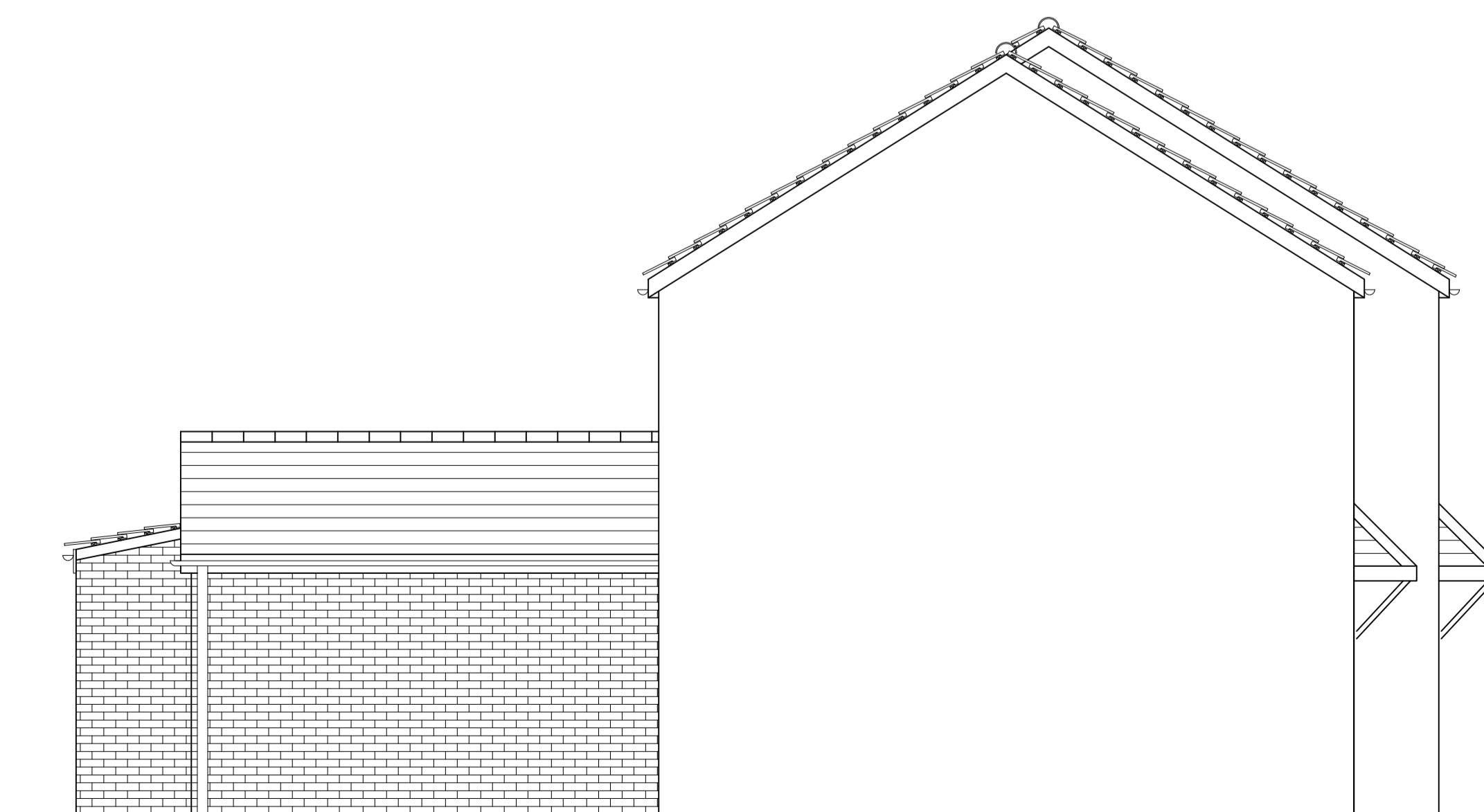
PROJECT
29A Maple Grove March Cambs PE15 9HT

TITLE
Proposed Plans and Elevations

DRAWN M. Hainshaw	DATE OF ISSUE
CHECKED	
DATE June 2018	DRAWING NUMBER H5300/02 _G
SCALE As Shown	



PROPOSED REAR ELEVATION
(1:50)



PROPOSED LHS ELEVATION
(1:50)



PROPOSED FRONT ELEVATION
(1:50)