
F/YR22/0863/F

Applicant: Mr Mark Williams

**Agent : Mr Chris Walford
Peter Humphrey Associates Ltd**

18 East Park Street, Chatteris, Cambridgeshire, PE16 6LD

Erect a first-floor rear extension to existing building

Officer recommendation: Refuse

Reason for Committee: Referred by Head of Planning on advice of Committee Chairman

1 EXECUTIVE SUMMARY

- 1.1 This application seeks to erect a first-floor rear extension to the existing building at 18 East Park Street, which is situated within Chatteris Conservation Area and within the vicinity of numerous Grade II Listed Buildings.
- 1.2 Due to the proximity of the first-floor extension on the boundary between the site and the neighbouring property there is potential for overbearing and overshadowing to the neighbouring property to the detriment of residential amenity. The creation of such an unappealing living environment for the neighbouring occupiers would be contrary to Policy LP2 and LP16.
- 1.3 The proposed extension by virtue of its depth will create a mass of building which will create an incongruous feature which will detrimentally impact upon the character of the surrounding area. If permitted the development would result in a prominent and incongruous feature within the street scene to the detriment of the character of the area and is therefore contrary to Policy LP16.
- 1.4 Subsequently, the recommendation is to refuse this application.

2 SITE DESCRIPTION

- 2.1 The application site is situated on the western side of East Park Street within the market town of Chatteris. There are numerous Grade II Listed Buildings within the immediate vicinity of the site; the closest being to the north of the site at 14 East Park Street and the east at 7 and 9 East Park Street.
- 2.2 The building on site is currently occupied by the Police Firearms Officers Association and is a 2-storey detached building with a single-storey element situated to the rear of the main building. The single-storey element has a depth of approximately 25 metres and extends westwards within the site.
- 2.3 The application site is situated within Flood Zone 1.

3 PROPOSAL

- 3.1 This application seeks to erect a first-floor rear extension to the existing building at 18 East Park Street.
- 3.2 The proposed first-floor extension will form a training room and office space. The extension will be situated above the existing single-storey element to the rear of the main building. The extension will have a depth of approximately 23 metres and a width of 5.6 metres. The roof proposed will be dual-pitched with an eaves height of 3.8 metres and a ridge height of 7.6 metres approx, to match the existing 2-storey building.
- 3.3 The fenestration proposed to serve the first-floor extension include 4 south facing dormer windows.
- 3.4 The materials proposed will be a grey cement board cladding to the new walls facing west with slate roof tiles. The north facing side elevation will include a increase in height of 150mm to the brick wall with materials to match those existing.

4 SITE PLANNING HISTORY

Reference	Description	Decision
F/YR17/0523/F	Siting of a portacabin for use as a training room	Granted 28/07/2017
F/YR15/0832/F	Alterations to existing building to include: replacement entrance door with a timber door and infill panel, and change of window colour from blue to grey (vinyl)	Granted 13/11/2015
F/YR14/0753/F	Change of use from Police Station to offices (B1) and conversion of existing garages to Police Museum (D1).	Granted 10/11/2014
F/YR04/3212/F	Formation of a disabled access to rear	Granted 27/05/2004

5 CONSULTATIONS

5.1 Chatteris Town Council

Support

5.2 FDC Environmental Health

I refer to the above application for consideration and make the following observations.

The Environmental Health Team note and accept the submitted information and have 'No Objections' to the proposal, as it is unlikely to have a detrimental effect on local air quality, the noise climate or be affected by ground contamination.

5.3 FDC Conservation

This is a large modern building, in a large plot. It provides a neutral contribution to the character and appearance of the conservation area and setting of nearby listed buildings and due to the size of the plot, will be able to absorb the extension without resulting in a negative impact on the character or appearance of the conservation area or settings.

I therefore have no objection to this application.

5.4 CCC Highways

Highways have no objections to the above application.

5.5 Local Residents/Interested Parties

No comments received.

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 Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 require Local Planning Authorities when considering development to pay special attention to preserving a listed building or its setting and to the desirability of preserving or enhancing the character or appearance of a conservation area.

7 POLICY FRAMEWORK

7.1 National Planning Policy Framework (NPPF)

Para 2 – Applications to be determined in accordance with the development plan unless material considerations indicate otherwise

Para 11 – A presumption in favour of sustainable development

Para 47 – All applications for development shall be determined in accordance with the development plan, unless material considerations indicate otherwise

Para 130 – Achieving well-designed places

Chapter 16 – Conserving and enhancing the historic environment

7.2 National Planning Practice Guidance (NPPG)

7.3 National Design Guide 2021

Context

Identity

Built Form

7.4 Fenland Local Plan 2014

LP1 – A Presumption in Favour of Sustainable Development

LP2 – Facilitating Health and Wellbeing of Fenland Residents

LP14 – Responding to Climate Change and Managing the Risk of Flooding in Fenland

LP16 – Delivering and Protecting High Quality Environments across the District

LP18 – The Historic Environment

7.5 Emerging Local Plan

The Draft Fenland Local Plan (2022) was published for consultation on 25th August 2022, the first stage of the statutory process leading towards the adoption of the Plan. Given the very early stage which the Plan is therefore at, it is considered, in accordance with Paragraph 48 of the NPPF, that the policies of this should carry extremely limited weight in decision making. Of relevance to this application are policies:

LP5 – Health and Wellbeing

LP7 – Design

LP8 – Amenity Provision

LP23 – Historic Environment

LP32 – Flood and Water Management

8 KEY ISSUES

- **Principle of Development**
- **Heritage and Visual Amenity of the Area**
- **Residential Amenity**
- **Flood Risk**

9 ASSESSMENT

Principle of Development

- 9.1 The scheme is for a first-floor rear extension to the existing building. Policy LP16 supports the principle of development subject to the significance of, and the likely impact on, the amenity of neighbouring properties and users in its design and appearance.
- 9.2 Policy LP2 seeks to ensure that the proposed development does not result in harm to the amenity of the area or the environment in general.
- 9.3 Policy LP18 seeks to ensure that the development does not adversely impact upon the Conservation Area or surrounding Listed Building.
- 9.4 Flood risk should be considered as per Policy LP14.
- 9.5 The broad principle of development may therefore be acceptable subject to the policy considerations set out below.

Heritage and Visual Amenity of the Area

- 9.6 The application site is situated within Chatteris Conservation Area and will be situated within the vicinity of numerous Grade II Listed Buildings. Upon consultation with the FDC Conservation Officer, no objections were raised given that the building on site is a large modern building on a large plot which provides a neutral contribution to the character and appearance of the conservation area and the setting of the neighbouring listed buildings. As such, the scheme is considered to comply with Policy LP18 with regard to impacts on the historic environment.
- 9.7 Notwithstanding this, the extension will have a depth of approximately 23 metres and will be situated to the rear of the existing building on site. Whilst this first-floor extension will not be visible from East Park Street, it will be highly visible from

Victoria Street between No. 1 and the Salvation Army building. The depth of the extension will increase the mass of the rear extension on site significantly, thus creating an incongruous and dominant feature within the street scene along Victoria Street. As such, the scheme is considered to be contrary to Policy LP16 in this regard.

Residential Amenity

- 9.8 A residential property is situated immediately north of the application site at No. 16 East Park Street. The dwelling to the north is a 2-storey dwelling. The dwelling features a single-storey extension situated adjacent to the northern boundary of the neighbouring site.
- 9.9 The proposed fenestration will face southwards and therefore is unlikely to include any adverse overlooking impacts to neighbouring property.
- 9.10 The proposed first-floor extension will have a depth of 23 metres when measured from the rear elevation of the existing building on site. The extension will create a 2-storey element extending the entire length of the neighbouring private amenity space. The introduction of a first-floor extension on site will create significant adverse overbearing impacts upon the neighbouring property at No. 16. The extension will effectively box in a significant section of the rear of the property and will create significant overbearing impacts when using the rear garden of the neighbouring property.
- 9.11 In addition to this, given the direction of sun travel from east to west, the proposed first-floor extension will create significant overshadowing impacts throughout the entire day given that the depth of the extension will extend the entire length of the neighbouring amenity space.
- 9.12 Due to the proximity of the first-floor extension, there is potential for both significant overbearing and overshadowing impacts upon the neighbouring property to the north. The creation of such an unappealing living environment for the neighbouring occupiers would be contrary to Policy LP2 and LP16.

Flood Risk

- 9.13 The proposal is located within flood zone 1 therefore issues of surface water disposal will be considered under Building Regulations.

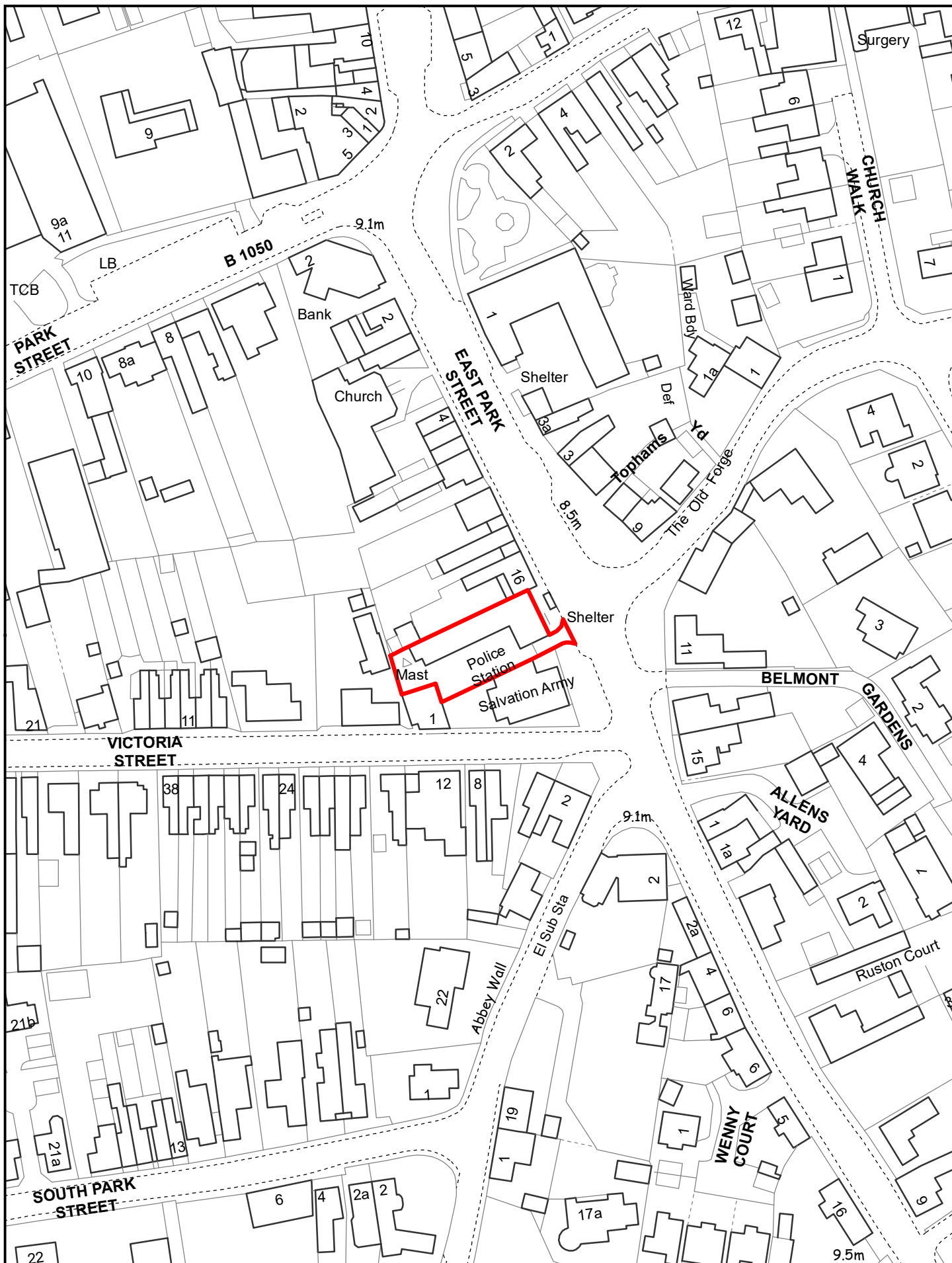
10 CONCLUSIONS

- 10.1 To conclude; Policy LP2 and LP16 seek to ensure that the development does not adversely impact or affect the amenity of neighbouring users. Due to the proximity and depth of the first-floor extension, it is considered that the scheme would cause significant visual, overbearing and overshadowing impacts to the neighbouring property at 16 East Park Street, as well as an adverse visual impact arising from the creation of an incongruous and dominant feature when viewed from Victoria Street. The proposal is therefore considered to be contrary to Policies LP2 and LP16 of the Fenland Local Plan 2014.

11 RECOMMENDATION

Refuse; for the following reasons:

1	<p>Policies LP2 and LP16 of the Fenland Local Plan seek to ensure that the development does not adversely affect the amenity of neighbouring users. Due to the proximity of the first-floor extension on the boundary between the site and the neighbouring property there is potential for overbearing and overshadowing to the neighbouring property to the detriment of residential amenity. The creation of such an unappealing living environment for the neighbouring occupiers would be contrary to the above policies.</p>
2	<p>Policy LP16 of the Fenland Local Plan requires development to make a positive contribution to the local distinctiveness and character of the area and to respond to and improve the character of the local built environment. The proposed extension by virtue of its depth will create a mass of building which will create an incongruous feature which will detrimentally impact upon the character of the surrounding area. If permitted the development would result in a prominent and incongruous feature within the street scene of Victoria Street to the detriment of the character of the area and is therefore contrary to the above policy of the Fenland Local Plan 2014.</p>



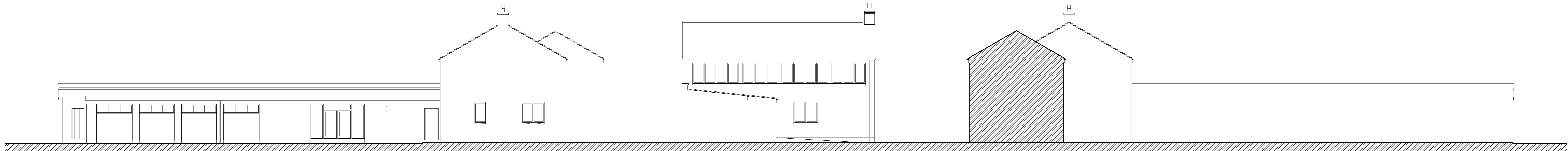
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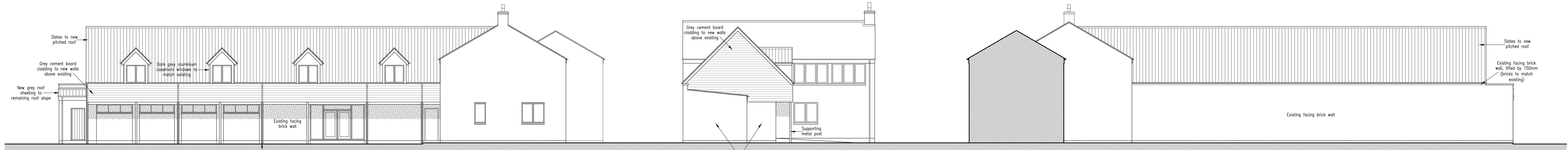




Existing Side Elevation 1:100

Existing Rear Elevation 1:100

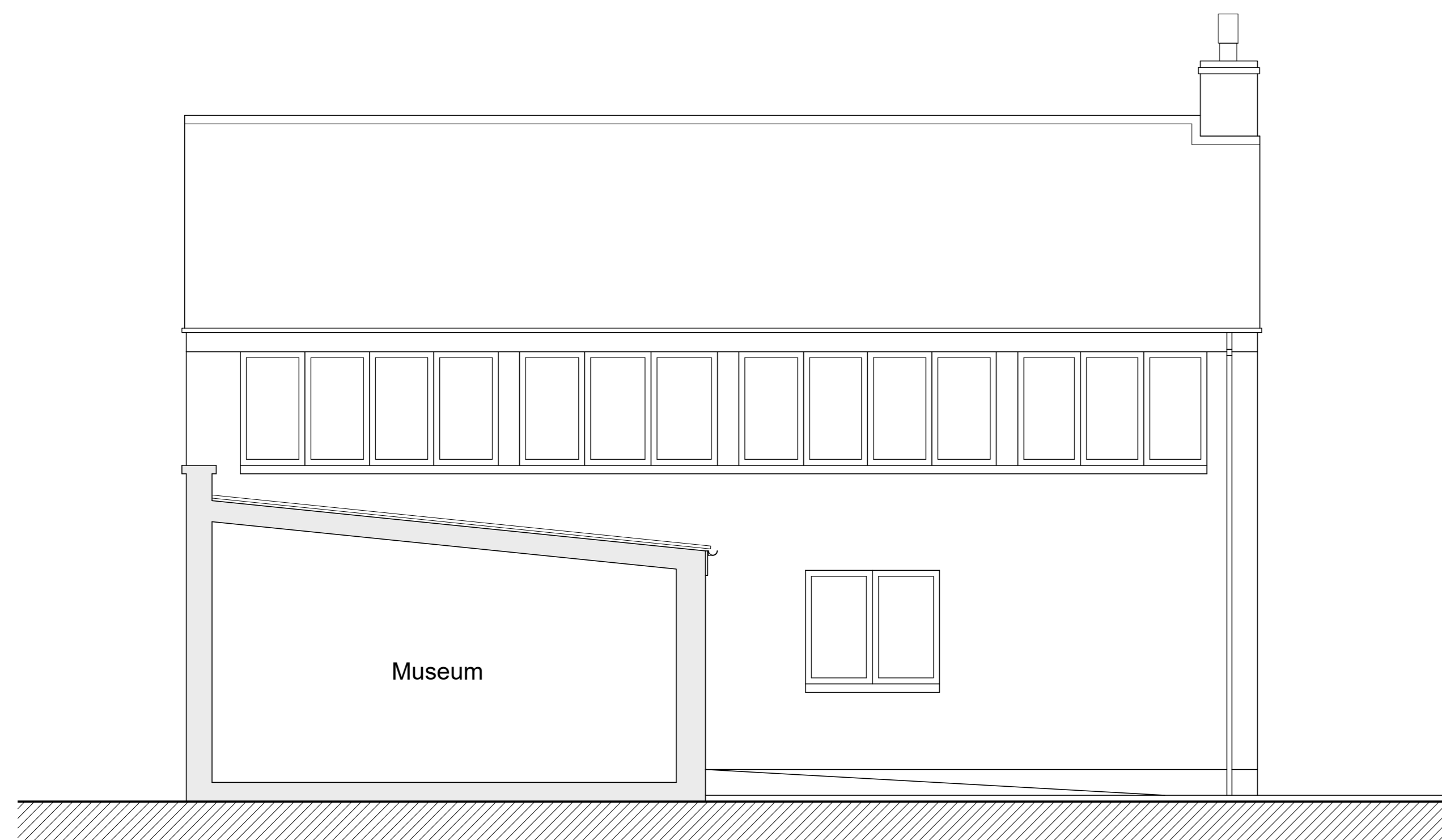
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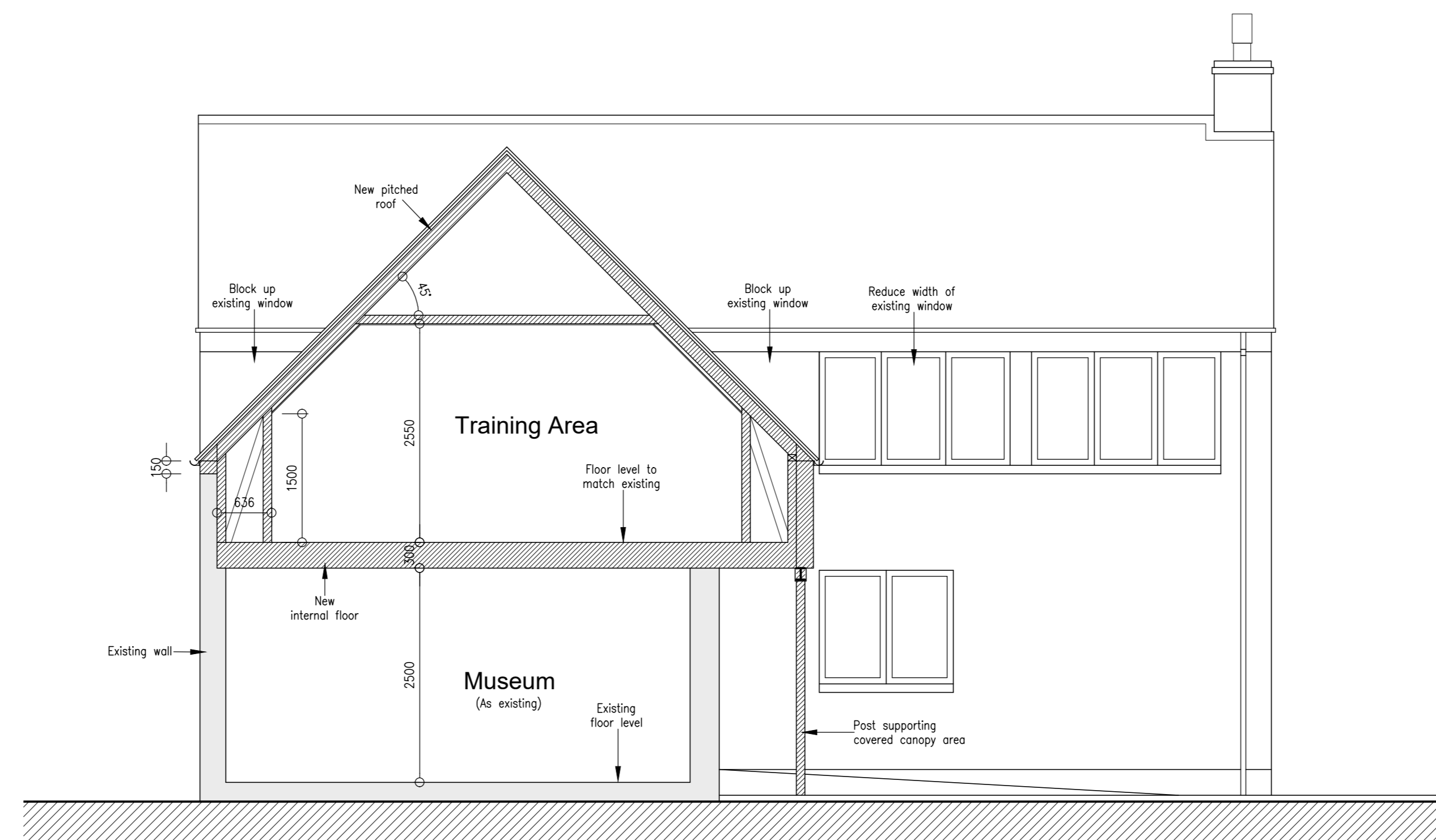
Proposed Side Elevation 1:100

Proposed Rear Elevation 1:100

Proposed Side Elevation 1:100



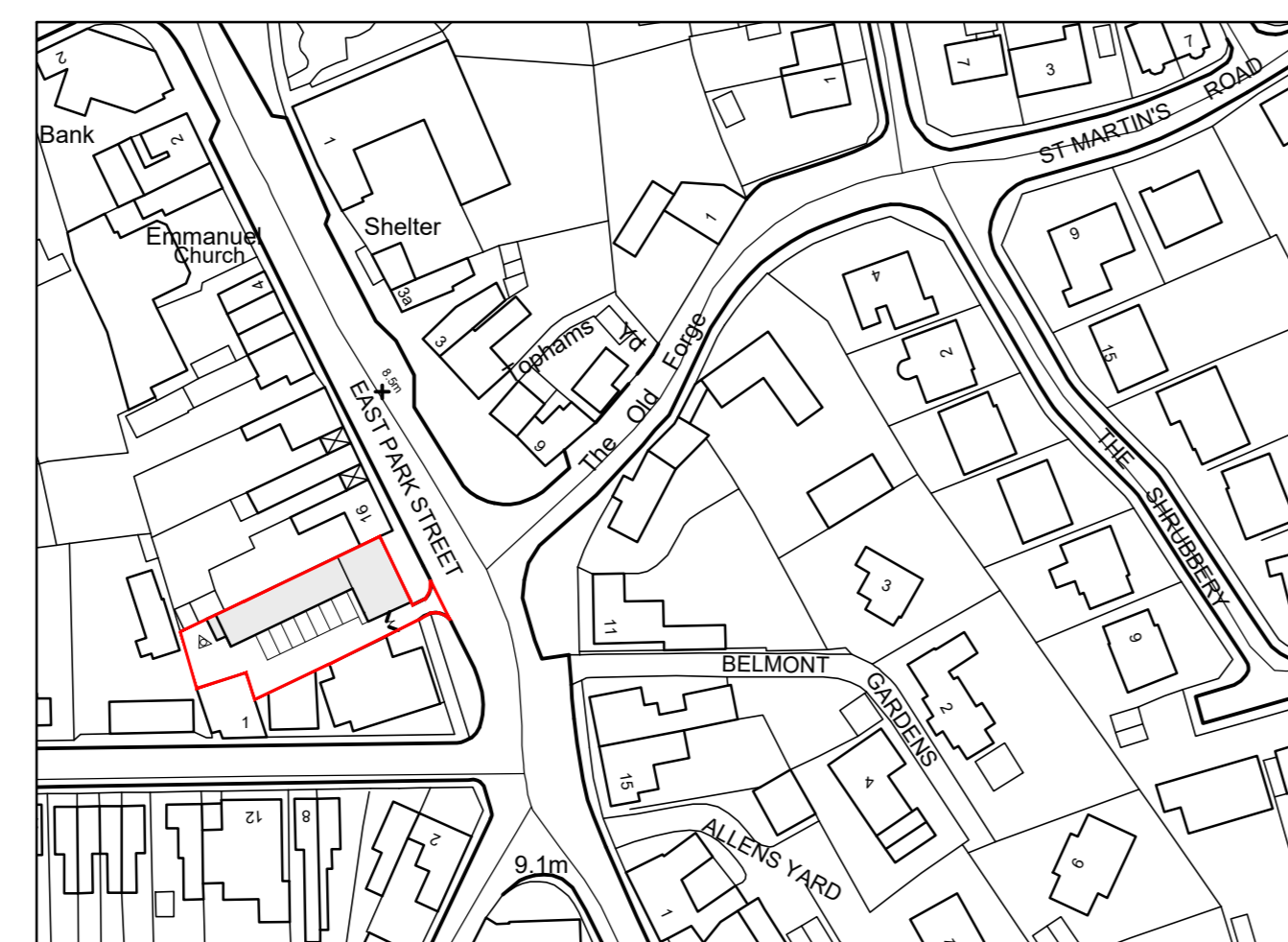
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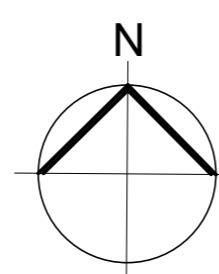
Proposed Section Elevation 1:50



Proposed Site Plan 1:500



Location Plan 1:1250

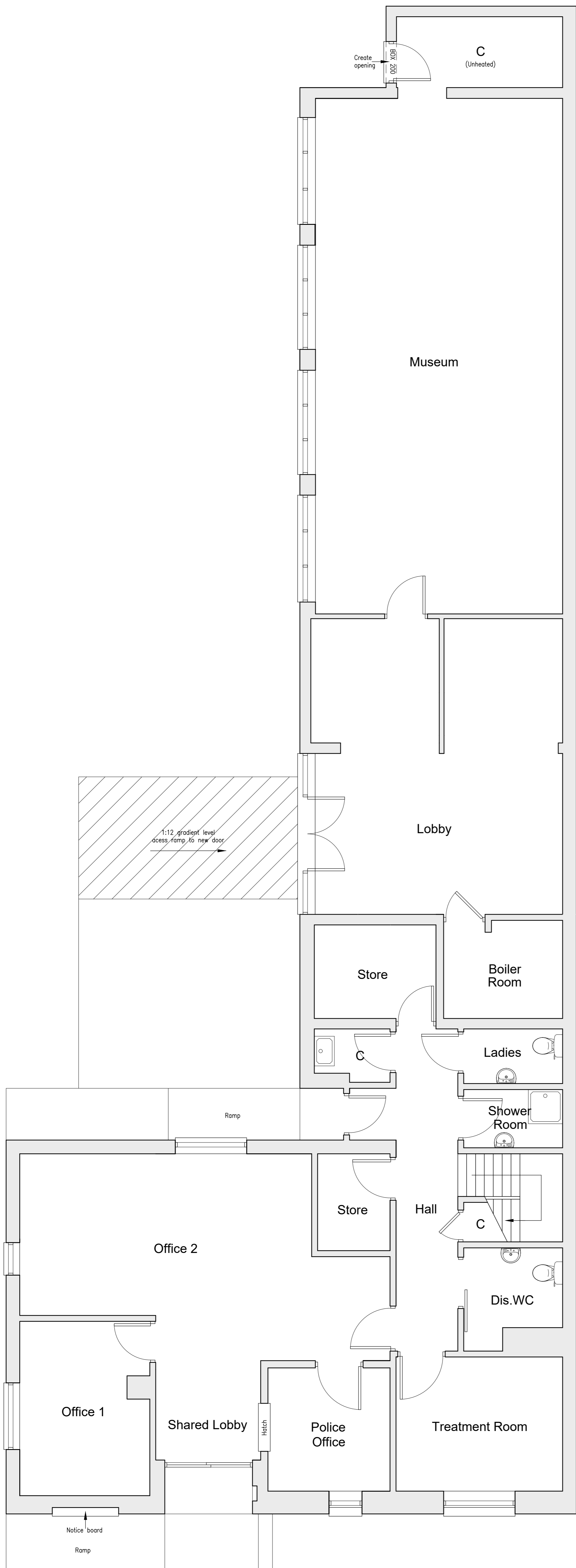


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6450/03B		A0	APRIL 2022

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CLIENT
 MR M WILLIAMS - PFOA
 PROJECT
 PROPOSED FIRST FLOOR REAR EXTENSION
 SITE
 POLICE FIREARMS OFFICERS ASSOCIATION
 THE OLD POLICE STATION
 18 EAST PARK STREET
 CHATTERS
 PE16 6LD
 DRAWING
 ELEVATIONS AND SECTIONS

PHA
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Existing Ground Floor Plan 1:50



Existing First Floor Plan 1:50

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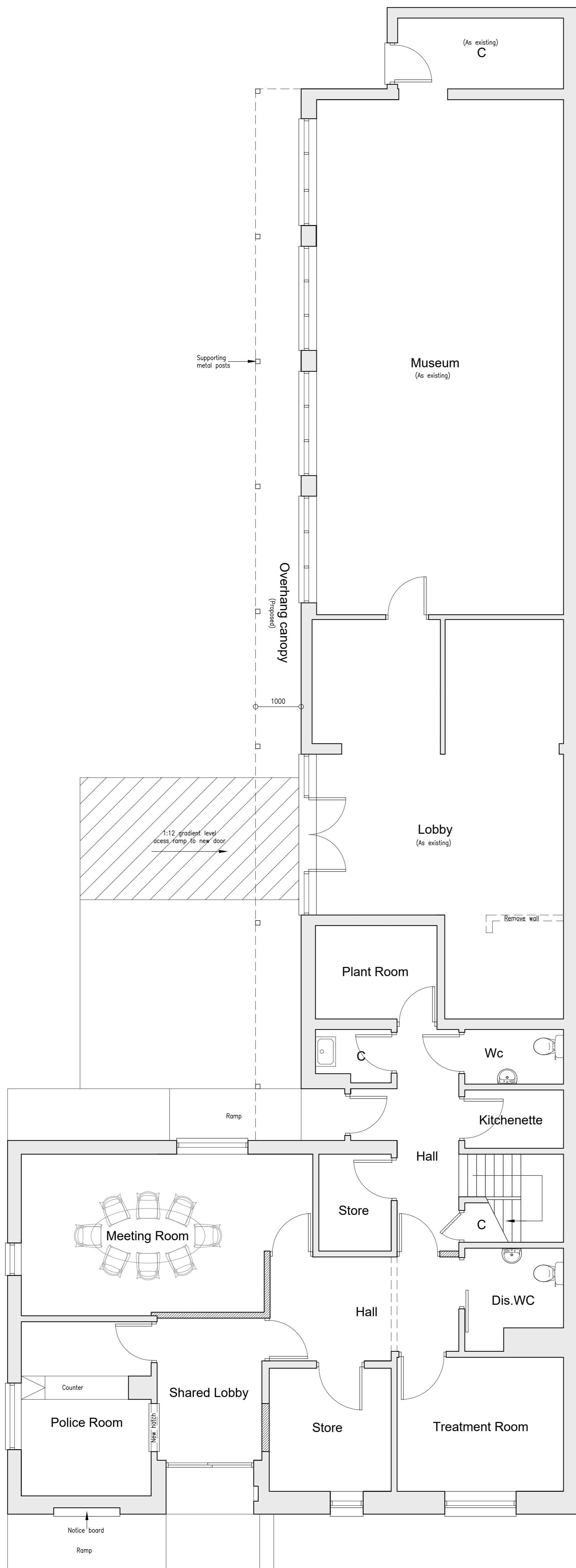
SITE
POLICE FIREARMS OFFICERS ASSOCIATION
THE OLD POLICE STATION
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CHATTERIS
PE16 6LD

DRAWING
EXISTING FLOOR PLANS

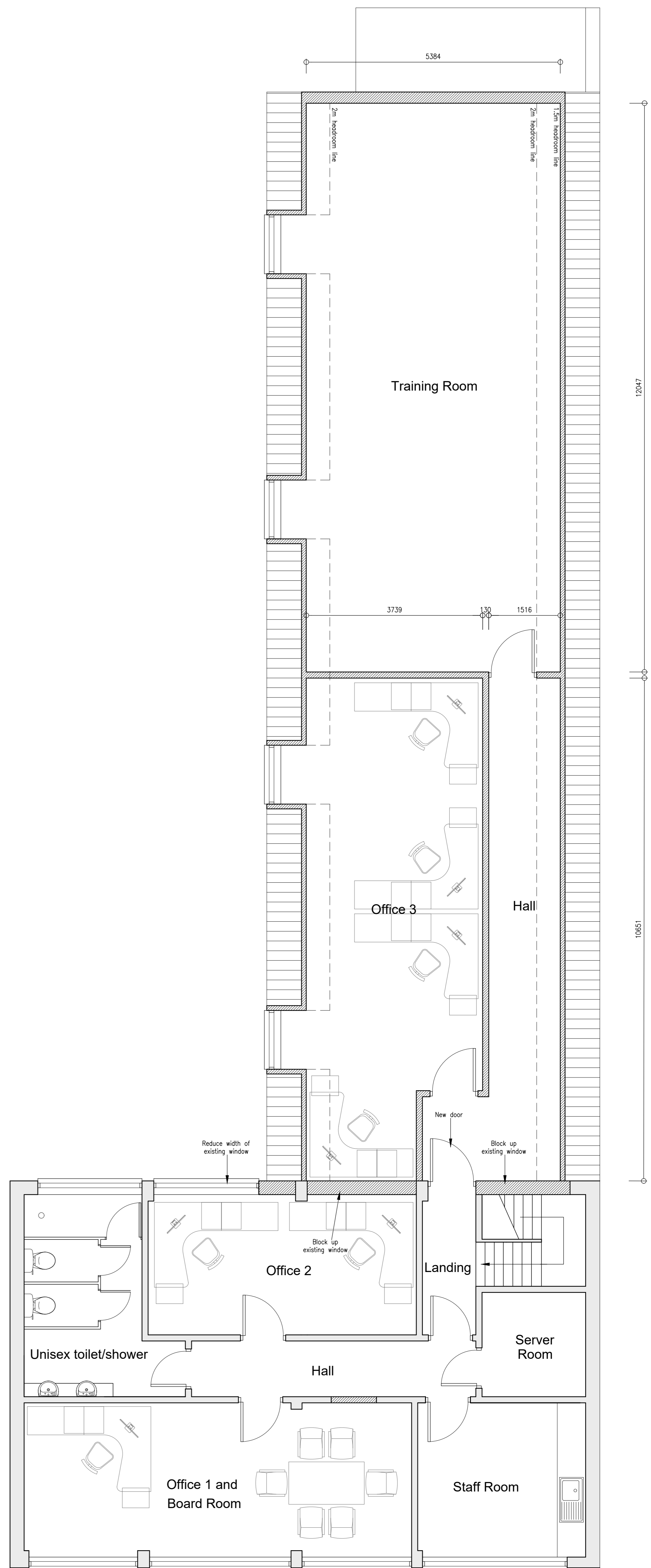
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Proposed Ground Floor Plan 1:50



Proposed First Floor Plan 1:50

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PROPOSED FIRST FLOOR REAR EXTENSION

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DRAWING
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