
F/YR22/1351/F

Applicant: Mr & Mrs Santoro

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

21 The Stitch, Friday Bridge, Cambridgeshire, PE14 0HX

Erect a 2-storey side extension to existing dwelling

Officer recommendation: Refuse

Reason for Committee: Number of representations contrary to officer recommendation

1 EXECUTIVE SUMMARY

- 1.1 The application seeks full planning permission for the erection of a 2-storey side extension to existing dwelling.
- 1.2 The proposed 2-storey extension would be situated forward of the neighbouring dwelling principal elevation (No 19) and in close proximity. No 19 is a single storey detached bungalow. The development would therefore result in a prominent and incongruous feature within the street scene to the detriment of the character and appearance of the area and therefore would be contrary to Policy LP16(d) of the Local Plan.
- 1.3 The close proximity and position forward in the site of the proposed 2-storey extension to the neighbouring property to the west will introduce significant adverse outlook and visual dominance and overbearing issues to the neighbouring dwelling (No19). The creation of such an unappealing living environment for the neighbouring occupiers would be contrary to Policy LP2 and LP16 (e) of the Local Plan.
- 1.4 As such, the recommendation is to refuse the planning permission.

2 SITE DESCRIPTION

- 2.1 The site is located to the north of 'The Stitch' within the settlement of Friday Bridge. The host dwelling is a large, detached, 2-storey dwelling, with off road parking to the front and an enclosed garden to the rear. The rear garden is enclosed to the east and west by approximately 1.8m high fencing, to the west by 2m+ established hedging and to the rear (north) by post and rail fencing. To the west and south of the host dwelling are bungalows and to the east is a two-storey dwelling. 'The Stitch' is mixed in character.
- 2.2 The site is located in Flood Zone 1 (Low Risk).

3 PROPOSAL

- 3.1 The application seeks full planning permission for the erection of a 2-storey side extension to existing dwelling. The two-storey extension would enable a playroom and garage on the ground floor and the extension of the master with walk through wardrobe and En-suite on the first floor.
- 3.2 The extension would measure approximately:
- Max 3.6m width
 - 10.3m length
 - 7.4m height
- 3.3 The materials proposed are:
- Off white render to match existing
 - Orange/brown tile to match existing
 - White UPVC windows to match existing
- 3.4 Full plans and associated documents for this application can be found at:

[F/YR22/1351/F | Erect a 2-storey side extension to existing dwelling | 21 The Stitch Friday Bridge Cambridgeshire PE14 0HX \(fenland.gov.uk\)](https://fenland.gov.uk/F/YR22/1351/F)

4 SITE PLANNING HISTORY

- 4.1 There is no pertinent planning history for the site.

5 CONSULTATIONS

5.1 Elm Parish Council

Elm Parish Council supports proposals submitted under planning application ref. F/YR22/1351/F.

5.2 Local Residents/Interested Parties

The agent submitted 7 letters of support from residents of The Stitch on pre prepared letter templates. The comments stated:

- “No objection pending boundary fence put up if hedge comes down”
- “No problems at all. Good luck.”
- “No concerns with the extension for the above property. No overlooking concern”
- “I have no objection whatsoever to the extension of a garage and bedroom to the above property.”
- “No objection to the proposed plans”
- “We are quite happy for the above extension to take place. It will not affect us at all”
- “I have no objection to the extension at 21 The Stitch”.

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)

Paragraph 2 Application to be determined in accordance with the development plan unless material considerations indicate otherwise

Paragraph 11 Sustainable development

Paragraph 130 Achieving well-designed places

National Planning Practice Guidance (NPPG)

Determining a Planning Application

National Design Guide 2021

Context – C1 – How well does the proposal relate to the site and its wider context

Identity – I1, 2 & 3 – Well-designed, high-quality places that fit with local

Fenland Local Plan 2014

LP1 – A Presumption in Favour of Sustainable Development

LP2 – Facilitating Health and Wellbeing of Fenland Residents

LP16 – Delivering and Protecting High Quality Environments across the District

LP19 – The Natural Environment

Emerging Local Plan

The Draft Fenland Local Plan (2022) was published for consultation between 25th August 2022 and 19 October 2022, all comments received will be reviewed and any changes arising from the consultation will be made to the draft Local 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:

Policy LP5 – Health and Wellbeing

Policy LP7 – Design

Policy LP8 – Amenity Provision

8 KEY ISSUES

- **Principle of Development**
- **Character and Street Scene**
- **Residential Amenity**
- **Flood Risk**
- **Parking**

9 ASSESSMENT

Principle of Development

- 9.1 Policy LP16 supports development subject to a number of criteria. The relevant criterion for the above proposal is Policy LP16 d and e. LP16 (d) states the proposal should demonstrate that it makes a positive contribution to the local distinctiveness and character of the area, enhances its local setting, responds to and improves the character of the built environment and does not adversely impact, either in design or scale terms, on the street scene, settlement pattern or the landscape character of the surrounding area. Policy LP16 (e) seeks to ensure

that development does not adversely impact on the amenity of neighbours through significant increased noise, light pollution, loss of privacy or loss of light.

- 9.2 The principle of the development is therefore acceptable subject to these policy considerations being considered below.

Character and Street Scene

- 9.3 The Stitch is characterised by differing scale and designed dwellings. To the west of the host dwelling (No 19) is a single storey detached dwelling, to the east (No23) is a 2-storey detached dwelling and to the south (No's 18, 20 and 22) are single storey detached bungalows. To the North is open agricultural land.
- 9.4 The substantial 2-storey side extension would be highly visible within the street scene, given that the dwelling is set considerably forward of the neighbour to the west. It is proposed for the materials of the extension to match the existing dwelling.
- 9.5 It is considered that the introduction of a 2-storey side extension would add to the mass of the existing dwelling on site, resulting in a dominant feature within the street scene, and in particular presenting almost the entirety of the stark and unattractive side elevation in views along the street. This would be further highlighted by the fact the existing boundary treatment along the west of the site (Mature hedging) being removed with no proposal for any new boundary treatment to be erected.
- 9.6 Therefore, the proposal is considered contrary to policy LP16 (d) of the Fenland Local Plan 2014.

Residential Amenity

- 9.7 Given the location of the 2-storey side extension proposed, it will be highly visible to the neighbouring property to the west. The property to the west (No19) is a single-storey detached dwelling which is situated set back in the site, in line with the rear elevation of the host dwelling. No19 would be approximately 1.8 metres from the proposed 2 storey extension. The appearance of mass and overall bulk at close quarters with No19 would appear visually dominant and overbearing. It would also introduce significant overbearing impacts with a feeling of enclosing to the detriment of the neighbouring amenity space at No 19.
- 9.8 Using the '45 degree rule', the proposed extension would impede views from the southeast principal elevation window of No19. This window would look straight out onto a large expanse of rendered wall within close proximity which would dominate the outlook from the property to the detriment of residential amenity. In addition, the host dwelling sits to the east of number 19 and consequently the neighbouring property may also experience some loss of light and overshadowing as a consequence of this relationship.
- 9.9 There are no windows proposed on the 2-storey extension western elevation. Whilst the lack of windows would ensure that no overlooking impacts are introduced, it would still also result in a highly visible flank wall impacting upon outlook and light at the neighbouring property.
- 9.10 It is therefore considered that the scheme is contrary to Policy LP2 and LP16 (e) of the Fenland Local Plan 2014 in this respect.

Flood Risk

9.11 The proposal is located within Flood Zone 1 and issues of surface water disposal will be considered under Building Regulations.

Parking

9.12 The scheme does not result in the addition of any additional bedrooms on site and therefore there are no issues to address with regard to parking provision on site. The scheme is therefore considered to be compliant with Policy LP15 in this regard.

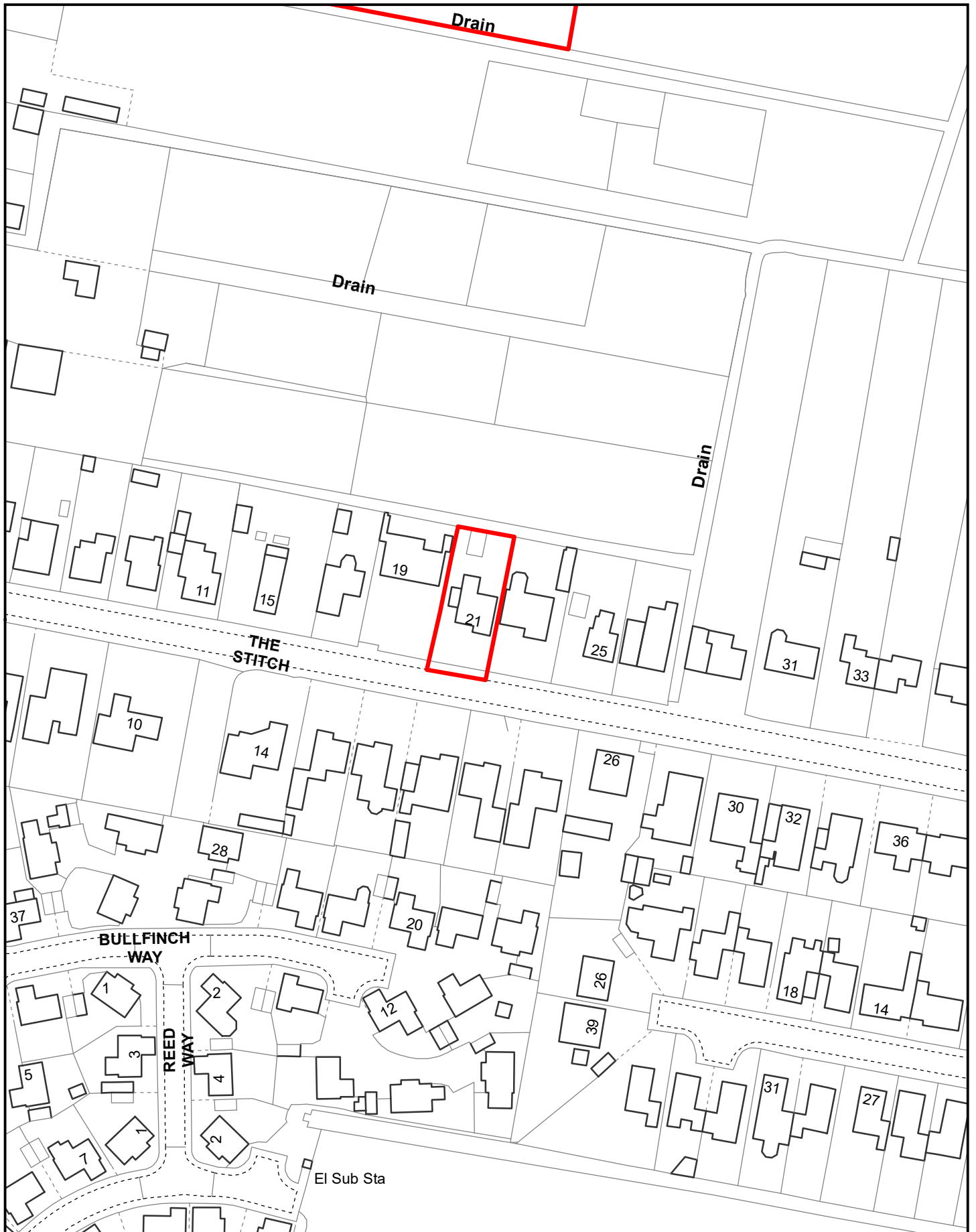
10 CONCLUSIONS

10.1 The 2-storey extension proposed would introduce a dominant and incongruous feature within the street scene and would also appear overbearing and visually dominant to neighbouring occupiers as well as resulting in a potential loss of light and overshadowing. It is therefore considered that the application would be contrary to Policy LP2 and LP16 of the Fenland Local Plan 2014.

11 RECOMMENDATION

REFUSE; for the following reasons:

1	Policies LP2 and LP16 of the Fenland Local Plan seeks to ensure that the development does not adversely affect the amenity of neighbouring users. Due to the proximity and position of the 2-storey extension to the neighbouring property, there is potential for overbearing and visual dominance with the associated loss of outlook to the neighbouring property, alongside the potential for loss of light and overshadowing to this, to the detriment of residential amenity. The creation of such an unappealing and overbearing living environment for the neighbouring occupiers would be contrary to the above policies.
2	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 size, mass and proximity to the neighbouring property (No19) and projection into the streetscene, will result in the stark and unattractive side elevation appearing as a prominent, visually dominant and incongruous feature within the street scene. If permitted, the development would consequently be to the detriment of the character and appearance of the area and contrary to the above policy of the Local Plan.



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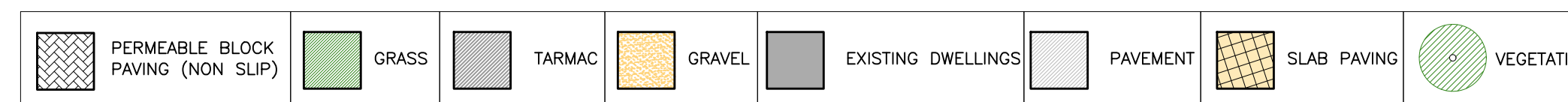
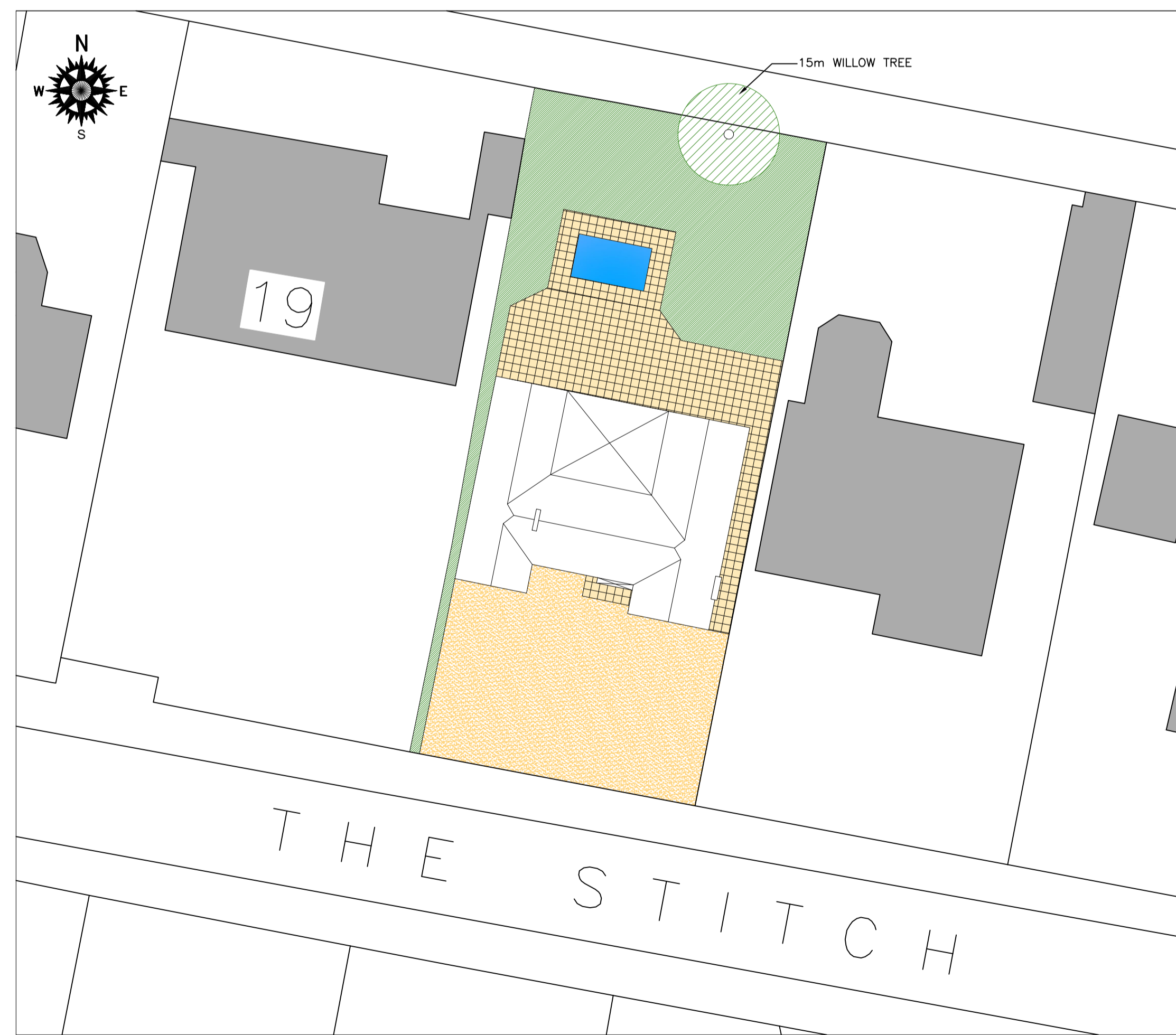
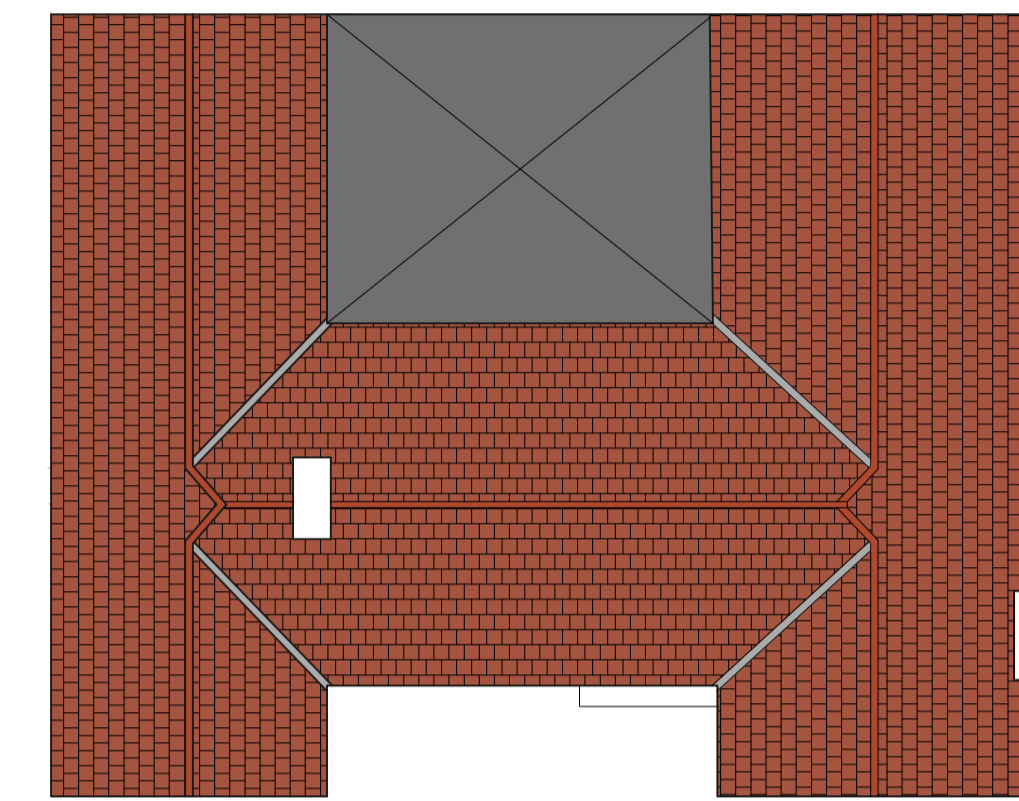
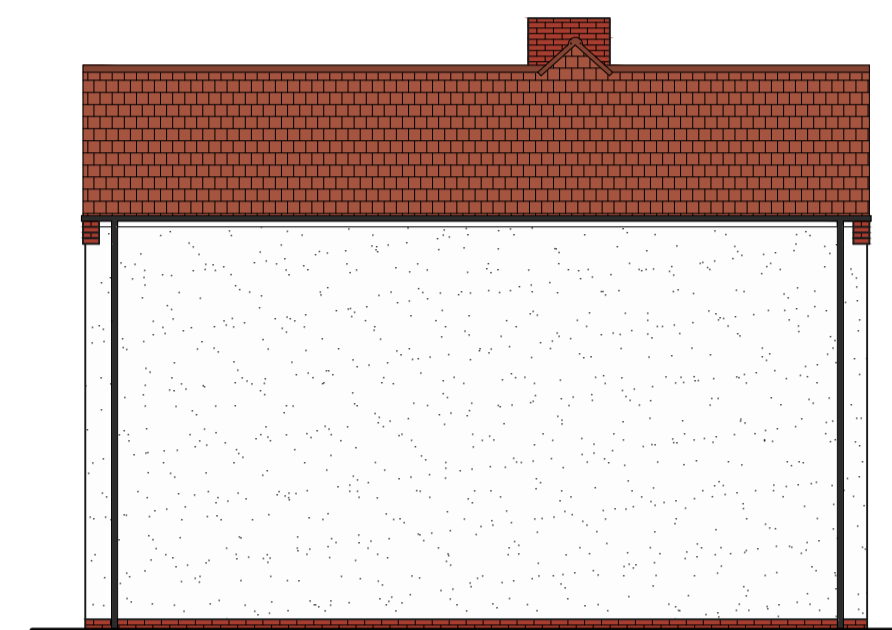
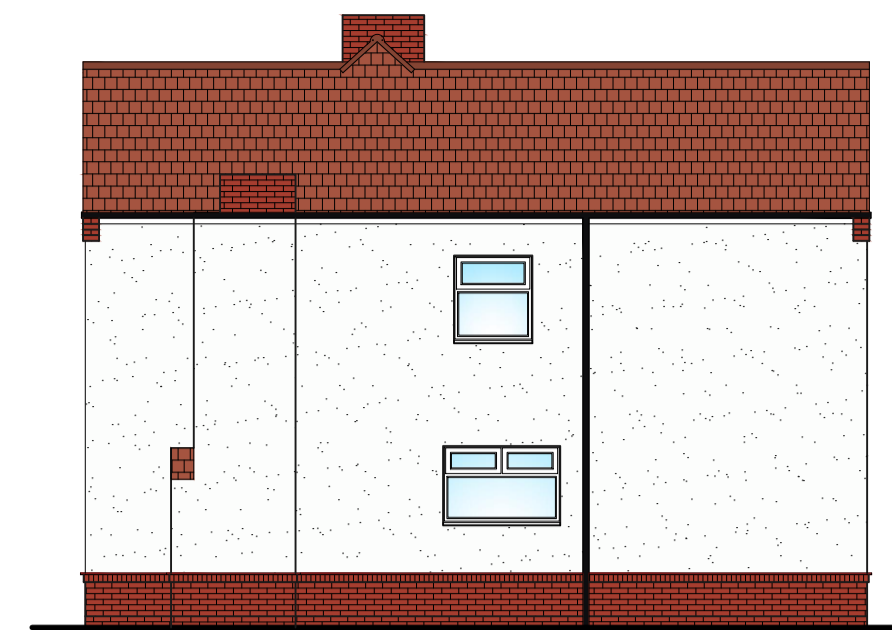
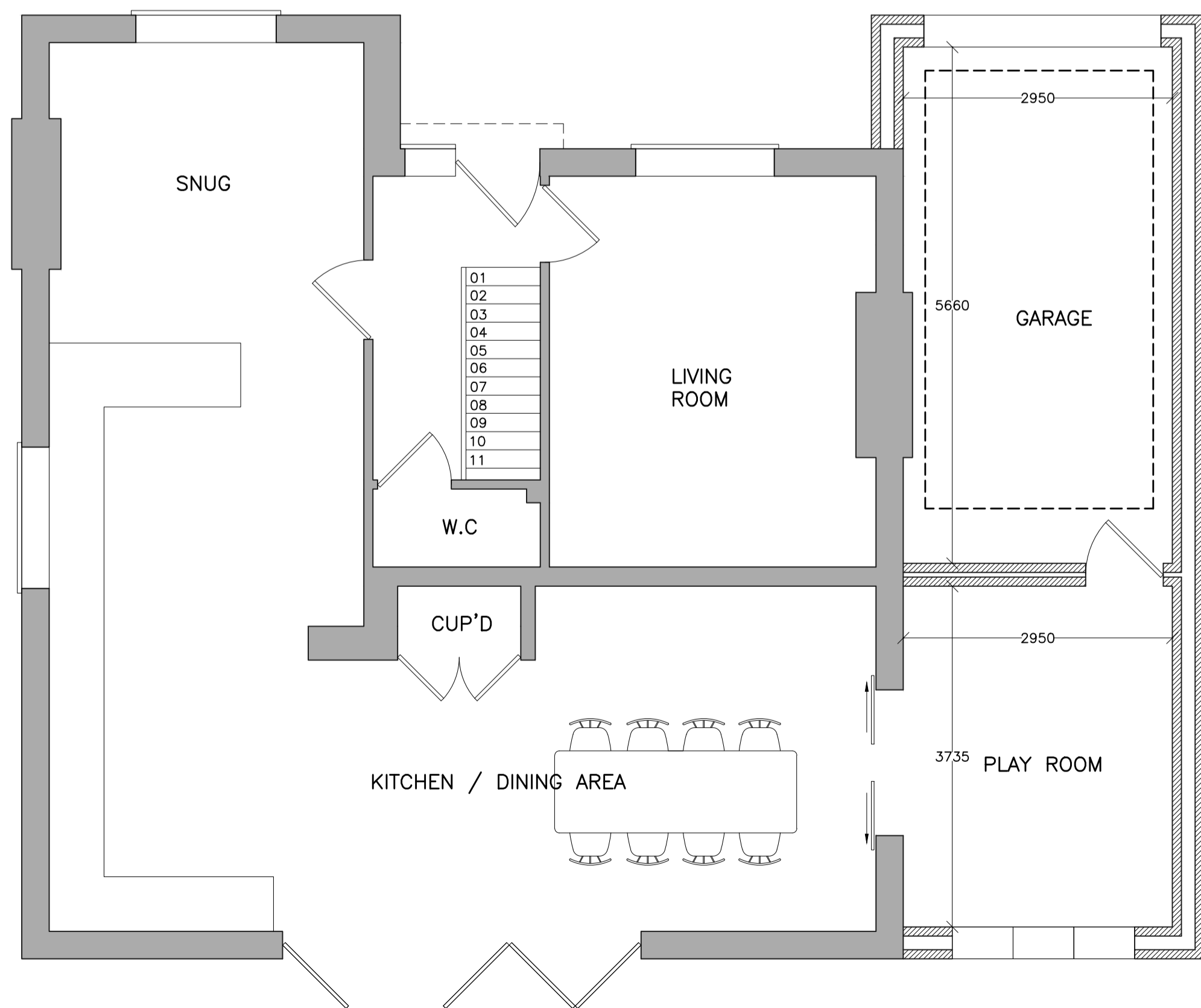
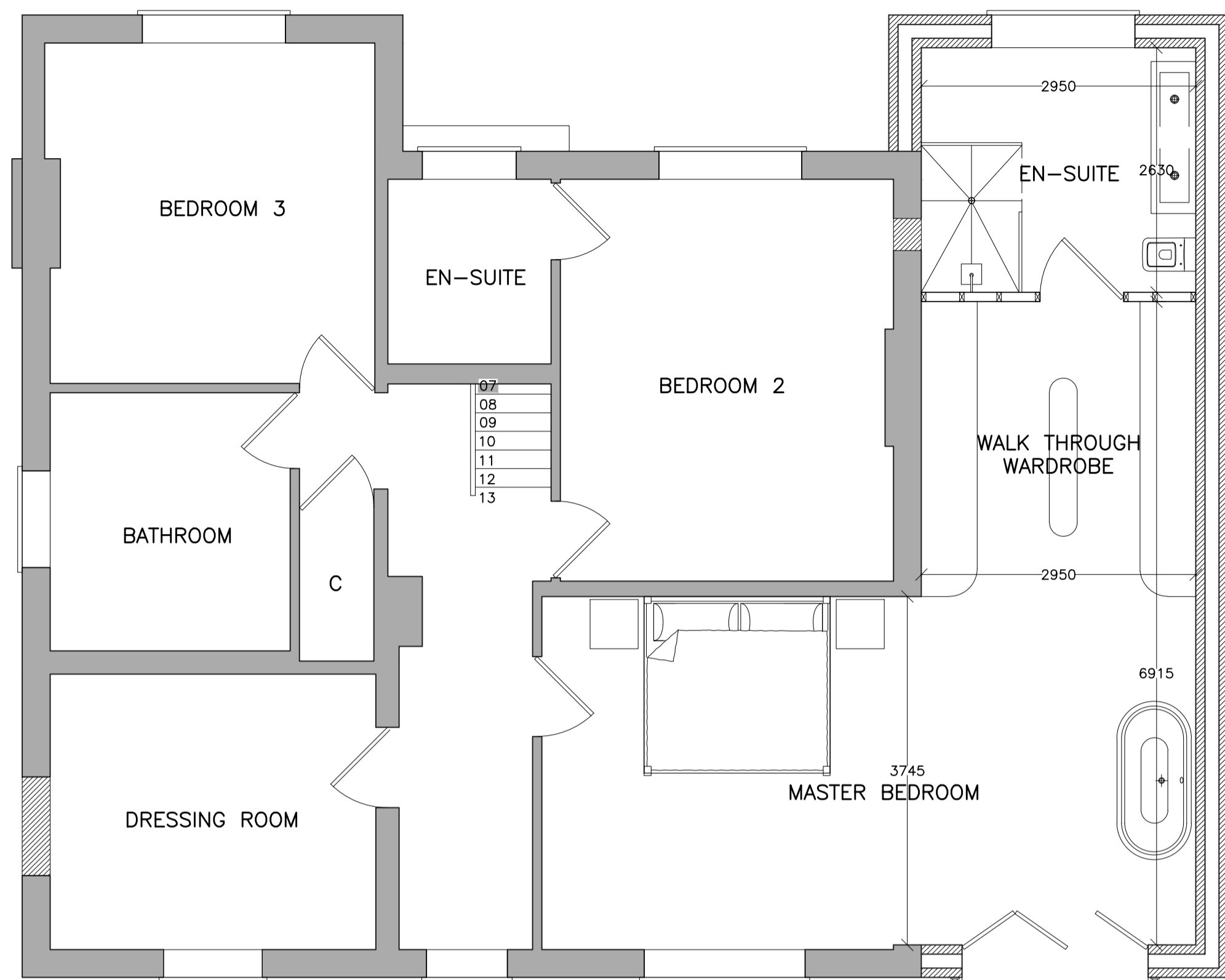
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 Please read, if in doubt ask. Change nothing without consulting the Engineers.
 Contractor to check all dimensions on site before work starts or materials are ordered. If in doubt ask. All dimensions are in mm unless stated otherwise.
 Where materials, 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



A CLINET COMMENTS		NOV 2022
REVISIONS		DATE
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CLIENT		
Mr & Mrs Santoro		
PROJECT		
21 The Stitch, Friday Bridge Wisbech, PE14 0HX		
TITLE		
Proposed Building Plans, Elevations, Site Plan		
DRAWN: J. Scotcher		DATE OF ISSUE
CHECKED:		
DATE: Oct 2022		DRAWING NUMBER
SCALE: AS SHOWN		H6560/02A