

F/YR25/0499/F

**Applicant: Miss Joanne Kupyn
c/o Morton & Hall Consulting Ltd**

**Agent: Mr G Boreham
Morton & Hall Consulting Ltd**

8 Bramble Walk, March, Cambridgeshire, PE15 8PU

Erect a single storey rear extension and part two storey and part first floor side extension to existing building

Officer recommendation: Refuse

Reason for Committee: Number of representations contrary to Officer recommendation

1 EXECUTIVE SUMMARY

- 1.1 This application seeks to erect a single storey rear extension and part two storey and part first floor side extension to the existing building.
- 1.2 It is considered that the proposed first floor side extension will adversely impact upon neighbouring property No. 2 The Hollies by way of causing overshadowing and an overbearing impact. Additionally, this will create detrimental visual impact due to the proposed side extension being located significantly close to the shared boundary.
- 1.3 The previous reason for refusal has not been overcome by this slight change in scale of the proposed extension at first floor level. The proposal would still involve considerable first floor development so close to the boundary which would adversely impact the amenities of this neighbour.
- 1.4 As such, the scheme is contrary with Policy LP16 of the Fenland Local Plan 2014 and the March Neighbourhood Plan 2017.
- 1.5 The application is therefore recommended for refusal.

2 SITE DESCRIPTION

- 2.1 The application site is located at Bramble Walk in March. No. 8 is a two-storey detached dwelling which is constructed with brickwork and render with a tiled pitched roof.
- 2.2 Residential properties are located northeast and southwest of the site, where the surrounding properties are mixed in design.

3 PROPOSAL

- 3.1 Planning permission is sought to erect a single storey rear extension and part two-storey and part first-floor side extension to the existing dwelling.

Part two-storey and Part first-floor Side Extension

- 3.2 The proposed first floor extension would extend some 4.0 metres from the existing side (northeast) elevation of the dwelling. The side elevation will have a maximum height of 7.1 metres and a height to its eaves of 4.9 metres.
- 3.3 The proposed first floor side extension would be used as an en-suite bathroom, walk-in wardrobe and bedroom.
- 3.4 The proposed fenestration on the first-floor extension includes a window on the front elevation facing northwest, and a window on the rear elevation facing southeast.

Single Storey Rear Extension

- 3.5 The proposed single storey extension would extend 2.3 metres from the rear elevation of the existing dwelling. The proposed extension would have a maximum height of 3.1 metres.
- 3.6 The proposed rear extension would be used as part of the kitchen/diner.
- 3.7 The proposed fenestration on the rear extension includes a set of doors on the rear elevation facing southeast. The roof proposed will be flat and will feature three rooflights.

4 SITE PLANNING HISTORY

Application	Description	Decision	Date
F/YR25/0225/F	Erect first-floor extension to side and single-storey extension to rear of existing dwelling	Refused	14 May 2025

5 CONSULTATIONS

5.1 Parish/Town Council:

Recommendation; Approval

5.2 Senior Archaeologist (CCC):

Our records indicate that the development lies in an area of archaeological potential, lying adjacent to the route of the Roman road of the Fen Causeway (Cambridgeshire Historic Environment Record ref. CB15033).

However balancing the scale of the development with the archaeological potential of the site, we do not believe archaeological works are justifiable for the scheme proposed as present. We would therefore have no comment or requirements.

5.3 Local Residents/Interested Parties:

Support:

Nine letters of support received from addresses in March, including Bramble Walk, Gaul Road, Burn Street, Cavalry Drive, Gordon Avenue, The Green and Millers Yard. The reasons for the support are summarised as follows:

Supporting Comments	Officer Response
No overlooking.	Addressed in Residential Amenity section of the report.
Other properties in the estate have extensions above garages.	Whilst other properties may benefit from extensions above garages, all proposals must be assessed on a case-by-case basis due to each site having different arrangements.
Plans enhance the appearance of the dwelling.	Addressed in Design Considerations and Visual Amenity of the Area section of the report.
Current proposal is scaled down version of the previous plan.	Addressed in Changes from the Previous Refused Application section of the report.

Objections:

Two letters of objection received from The Hollies in March. The reasons for the objection are summarised as follows:

Objecting Comments	Officer Response
Neighbours at No. 2 would be affected.	Addressed in Residential Amenity section of the report.
Fails to see how the reduction from the previous refusal justifies an approval. Still contrary to Policy LP16 of the Fenland Local Plan 2014.	Addressed in Residential Amenity section of the report.
Overshadow and reduce light to garden.	Addressed in Residential Amenity section of the report.
Still have high visual impact from conservatory, kitchen and garden.	Addressed in Residential Amenity section of the report.
Affect value and saleability of property	Not a material planning consideration.

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), the Cambridgeshire and Peterborough Minerals and Waste Local Plan (2021) and the March Neighbourhood Plan 2017.

7 POLICY FRAMEWORK

National Planning Policy Framework (NPPF)

Chapter 4 – Decision-making

Chapter 8 – Promoting healthy and safe communities

Chapter 9 – Promoting sustainable transport

Chapter 12 – Achieving well-designed and beautiful places

Chapter 16 - Conserving and enhancing the historic environment

National Planning Practice Guidance (NPPG)

National Design Guide 2021

Context

Identity

Built Form

Fenland Local Plan 2014

LP1 – A Presumption in Favour of Sustainable Development

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

LP15 – Facilitating the Creation of a More Sustainable Transport Network in Fenland

LP16 – Delivering and Protecting High Quality Environments across the District

LP18 – The Historic 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:

LP7 – Design

LP8 – Amenity Provision

LP22 – Parking Provision

LP23 – Historic Environment

LP32 – Flood and Water Management

March Neighbourhood Plan (adopted 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 along with the level of provision and quality of recreational land facilities.

8 BACKGROUND

- 8.1 An application to erect a first-floor extension to side and single-storey extension to rear of existing dwelling was refused permission under ref F/YR25/0225/F in May this year due to the impact from the first-floor side extension to No. 2 The Hollies.
- 8.2 The proposal was contrary to Policy LP16 of the Fenland Local Plan 2014, the full reason for refusal is as follows:

The proposed first floor side extension will adversely impact upon neighbouring property No. 2 The Hollies by way of causing overshadowing and overbearing impact. Additionally, this will create detrimental visual impact due to the proposed side extension being located significantly close to the shared boundary. Therefore, due to the significant expanse of built form at first floor level so close to the boundary of this neighbour, there would be an unacceptable level of impact to the amenities of this neighbouring property. As such, the scheme is contrary with Policy LP16 of the Fenland Local Plan 2014

Given the consideration of these planning policies, the scheme is considered unacceptable and is therefore recommended for refusal.

9 KEY ISSUES

- **Principle of Development**
- **Changes from the Previous Refused Application**
- **Design, Character and Appearance**
- **Residential Amenity**
- **Parking/ Highways**
- **Flood Risk**
- **Biodiversity Net Gain (BNG)**

10 ASSESSMENT

Principle of Development

- 10.1 The application seeks to erect a single storey rear extension and part two storey and part first floor side extension to existing building. Policy LP16 supports the principle of the development on the provision that the proposal does not cause adverse harm to the local character, or to neighbouring amenities. Therefore, the principle of development may be considered acceptable subject to the below policy considerations.

Changes from the Previous Refused Application

- 10.2 As detailed within the Background section of this report, there is recent history at the site. The most recent refused application being reference F/YR25/0225/F.

- 10.3 The current application has slightly reduced the size of the first-floor element by setting part of the first-floor extension in by some 1.1 metres. The first-floor element would effectively be a reversed 'L' shape.
- 10.4 The slight change has meant that the two-storey element would only fully extend across half the width of the extension, rather than fully as per the previous application.
- 10.5 It is noted that the policies within the Fenland Local Plan 2014 have not changed since the recent previous refused decision.

Design, Character and Appearance

- 10.6 Local Plan Policy LP16 is concerned with ensuring that the development is acceptable in design terms and protects the character and appearance of an area.
- 10.7 The proposed rear extension will be set entirely to the rear of the existing dwelling and would not be visible to the street scene. Therefore, there would be no detrimental impact on the character and appearance of the area.
- 10.8 The proposed first floor side extension would be visible to the street scene. However, it would be appropriate in size and scale in comparison to the host dwelling.
- 10.9 Other properties along Bramble Walk (Nos. 9, 7, and 11), which are in close proximity to the site, have built form above the garage at first floor level, where the ridge height is flush with the existing dwelling. Therefore, the design and scale of the proposed two storey additions would not have an adverse impact on the character and appearance of the area.
- 10.10 The proposed materials would match the existing dwelling.
- 10.11 It is considered that the proposed development would not have a detrimental impact upon the character and appearance of the surrounding area and would be in accordance with policy LP16 of the Fenland District Council Local Plan (2014) and the March Neighbourhood Plan 2017.

Residential Amenity

- 10.12 The proposed first floor and two storey side extensions would be located 1.0 metre from the boundary of property No. 2 The Hollies. There would be approximately 8.0 metres to this neighbouring property's built form (conservatory). Given that the proposed extension is at first floor level and so close to the boundary (1.0 metre), there would be considerable detrimental visual, overbearing and overshadowing impacts to this neighbour. The overshadowing would particularly impact the rear garden amenity space. Therefore, due to the significant expanse of built form at first floor level so close to the boundary of this neighbour, there would be an unacceptable level of impact to the amenities of this neighbouring property.

- 10.13 The application has slightly changed from the previous refusal under reference F/YR25/0225/F, where the first-floor element serving the en-suite and walk in wardrobe has been set in by some 1.1 metres. The slight change has meant that the two-storey element would extend across half the width of the boundary, rather than more than half as per the previous refused application. Whilst this change would have a minimal reduction in impact due to having a slight reduction in the expanse of two storey development close to the boundary, it is considered that the previous reason for refusal has not been overcome by this slight change in scale of the proposed extension at first floor level. The proposal would still involve considerable first floor development so close to the boundary which would adversely impact the amenities of neighbouring property No.2 The Hollies.
- 10.14 All other neighbouring properties are far enough away for no detrimental impacts to occur from the first-floor side extension.
- 10.15 The proposed single storey rear extension would be located far enough away from the neighbouring properties for no detrimental impacts to occur. Additionally, the site boundary includes close board fencing which would provide screening from the proposal.
- 10.16 In conclusion, it is considered that the proposed development would have material impacts on the residential amenities of the neighbouring property No. 2 The Hollies in terms of visual dominance through overbearing and also overshadowing. The previous reason for refusal has not been overcome by this slight change in scale of the proposed extension at first floor level. The proposal would still involve considerable first floor development so close to the boundary which would adversely impact the amenities of this neighbour, and therefore contravenes with Policy LP16 and the March Neighbourhood Plan 2017

Parking/ Highways

- 10.17 The proposed development would create one additional bedroom, making the total number of bedrooms for the dwelling as four. Plan reference H10198/02 REV D shows there would be three on-site parking spaces located on the front driveway. This would meet the parking standards requirement under the Fenland Local Plan 2014.
- 10.18 Considering the above, sufficient parking would remain at the site, and the proposal is considered to comply with policy LP15 of the Fenland District Council Local Plan (2014), and March Neighbourhood Plan 2017.

Flood Risk

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

Biodiversity Net Gain (BNG)

- 10.20 The Environment Act 2021 requires development proposals to deliver a net gain in biodiversity following a mitigation hierarchy which is focused on avoiding ecological harm over minimising, rectifying, reducing and then off-setting. This approach accords with Local Plan policies LP16 and LP19 which outlines a primary objective for biodiversity to be conserved or enhanced and provides for the protection of Protected Species, Priority Species and Priority Habitat.
- 10.21 There are statutory exemptions, transitional arrangements and requirements relating to irreplaceable habitat which mean that the biodiversity gain condition does not always apply. In this instance, one or more of the exemptions/ transitional arrangements are considered to apply and a Biodiversity Gain Condition is not required to be approved before development is begun because the application is a householder application.

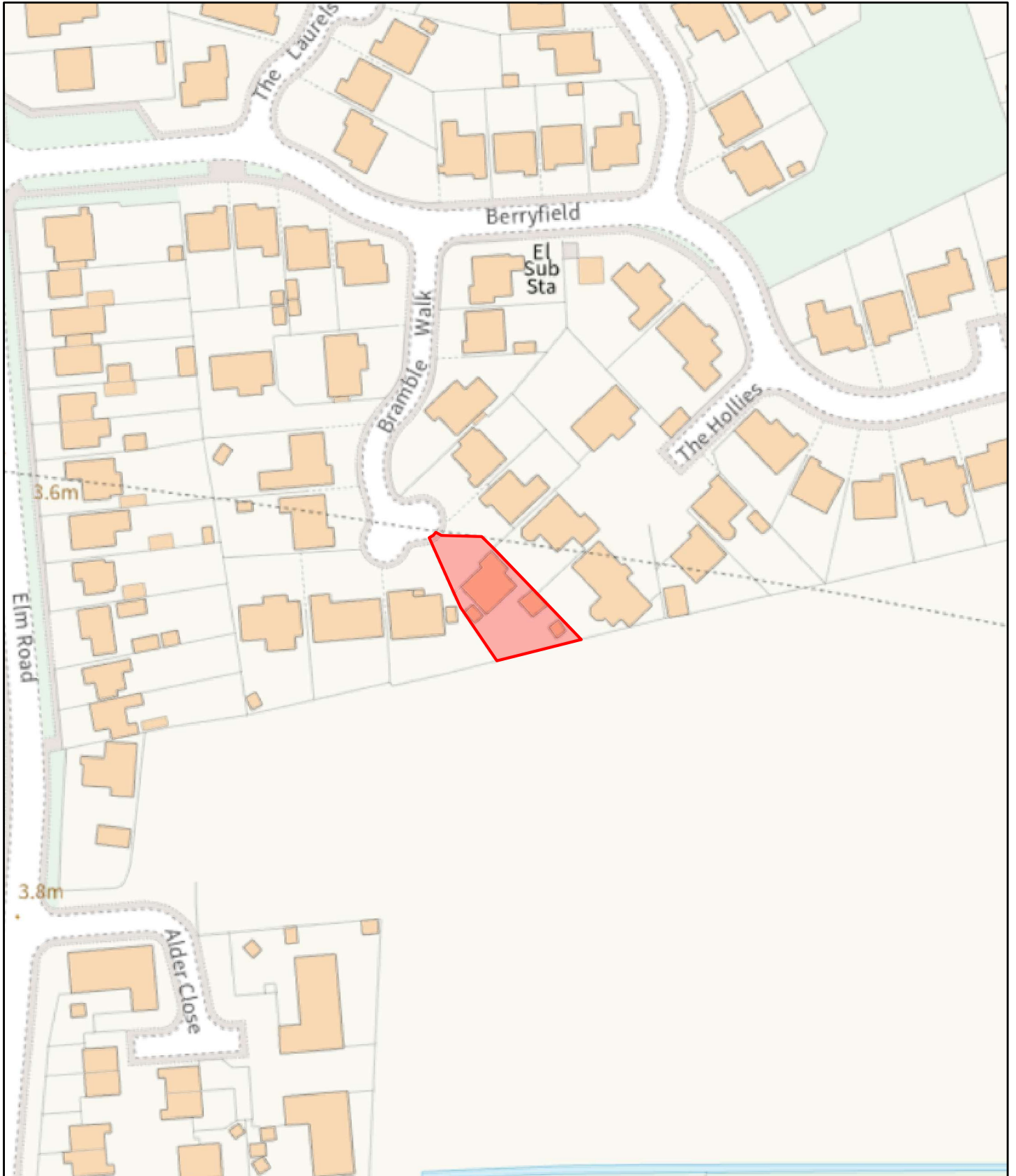
11 CONCLUSIONS

- 11.1 The proposed part first floor and part two storey side extensions will adversely impact upon neighbouring property No. 2 The Hollies by way of causing overshadowing and overbearing impact. Additionally, this will create detrimental visual impact due to the proposed side extension being located significantly close to the shared boundary. Therefore, due to the significant expanse of built form at first floor level so close to the boundary of this neighbour, there would be an unacceptable level of impact to the amenities of this neighbouring property.
- 11.2 The previous reason for refusal has not been overcome by this slight change in scale of the proposed extension at first floor level. The proposal would still involve considerable first floor development so close to the boundary which would adversely impact the amenities of this neighbour and therefore conflicts with Policy LP16 and the March Neighbourhood Plan 2017.
- 11.3 Given the consideration of these planning policies, the scheme is considered unacceptable and is therefore recommended for refusal.

12 RECOMMENDATION

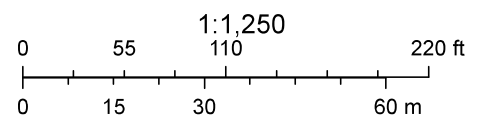
Refuse; for the following reason:

1	The proposed first floor and two storey side extension will adversely impact upon neighbouring property No. 2 The Hollies by way of causing overshadowing and overbearing impacts. Additionally, this will create detrimental visual impact due to the proposed side extension being located significantly close to the shared boundary. Therefore, due to the significant expanse of built form at first floor level so close to the boundary of this neighbour, there would be an unacceptable level of impact to the amenities of this neighbouring property, contrary to the requirements of Policy LP16 of the Fenland Local plan (2014)
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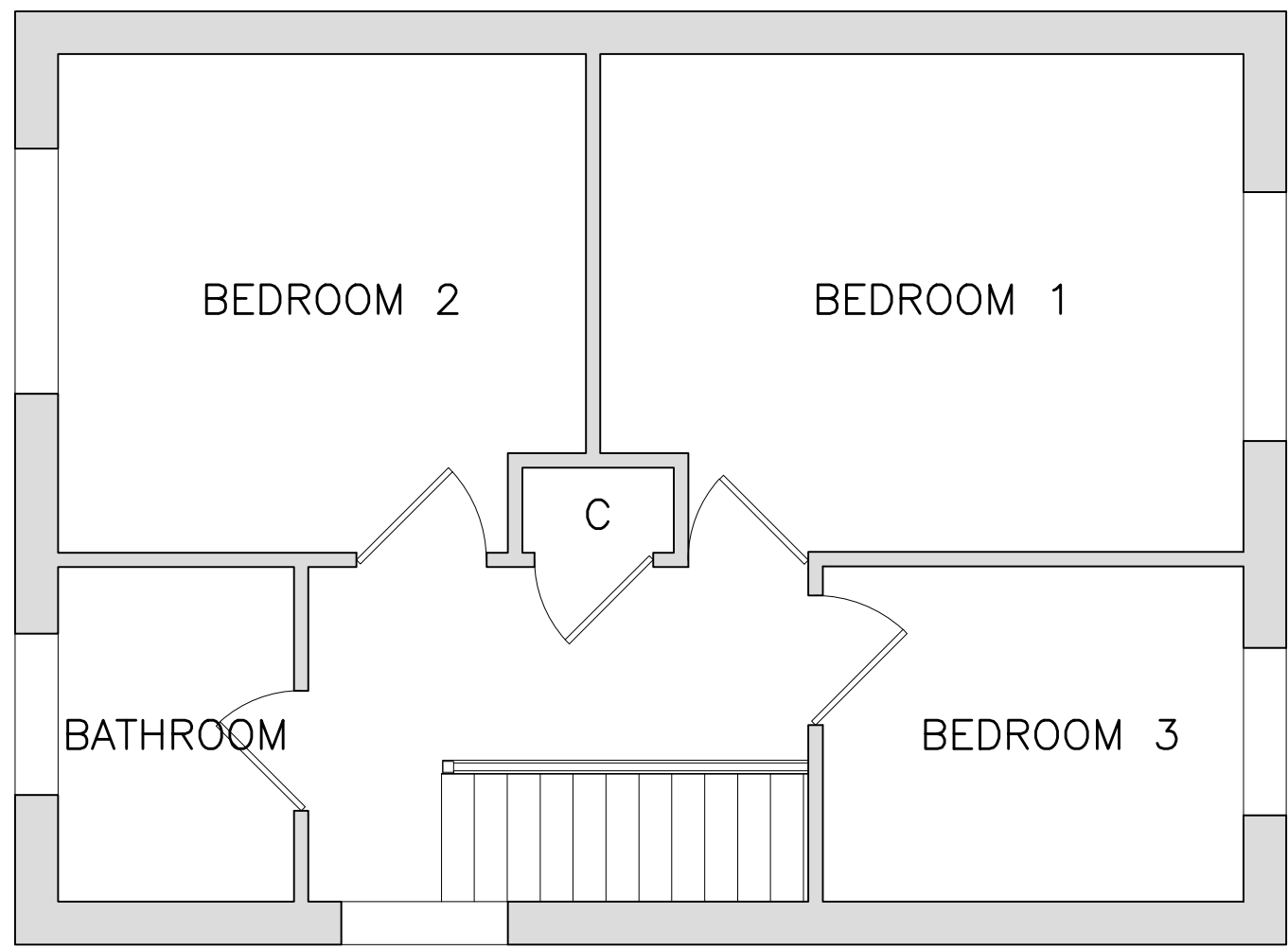


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 Fenland District Boundary



Fenland District Council



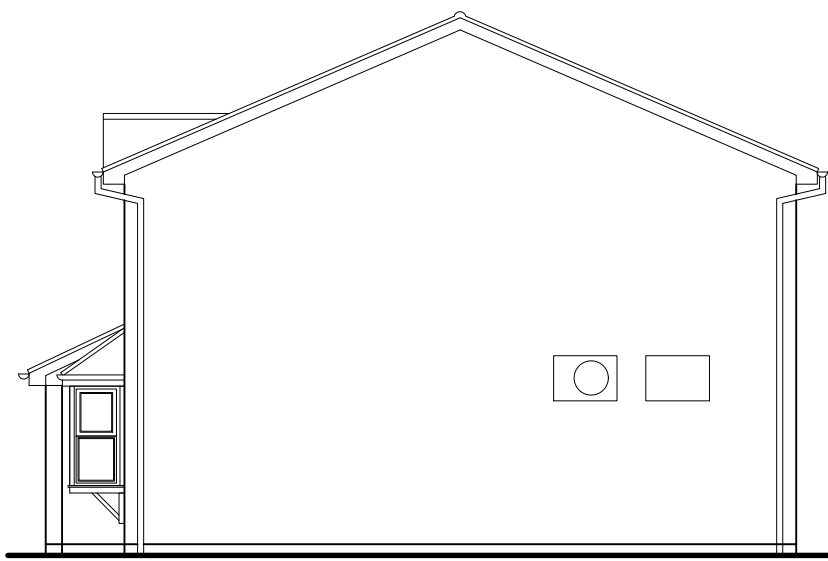
EXISTING FIRST FLOOR PLAN (1:50)



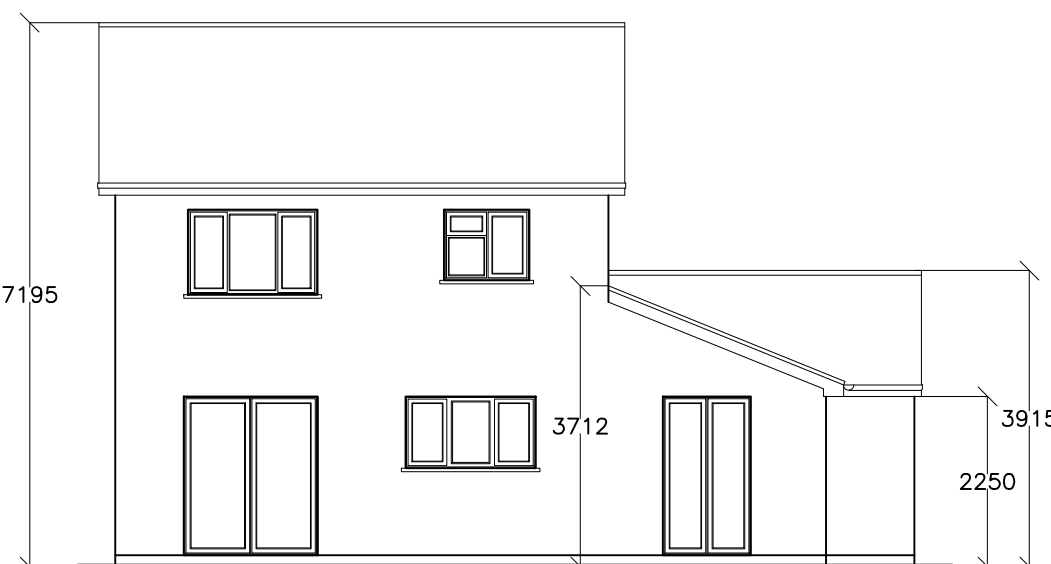
EXISTING LEFT HAND ELEVATION (1:100)



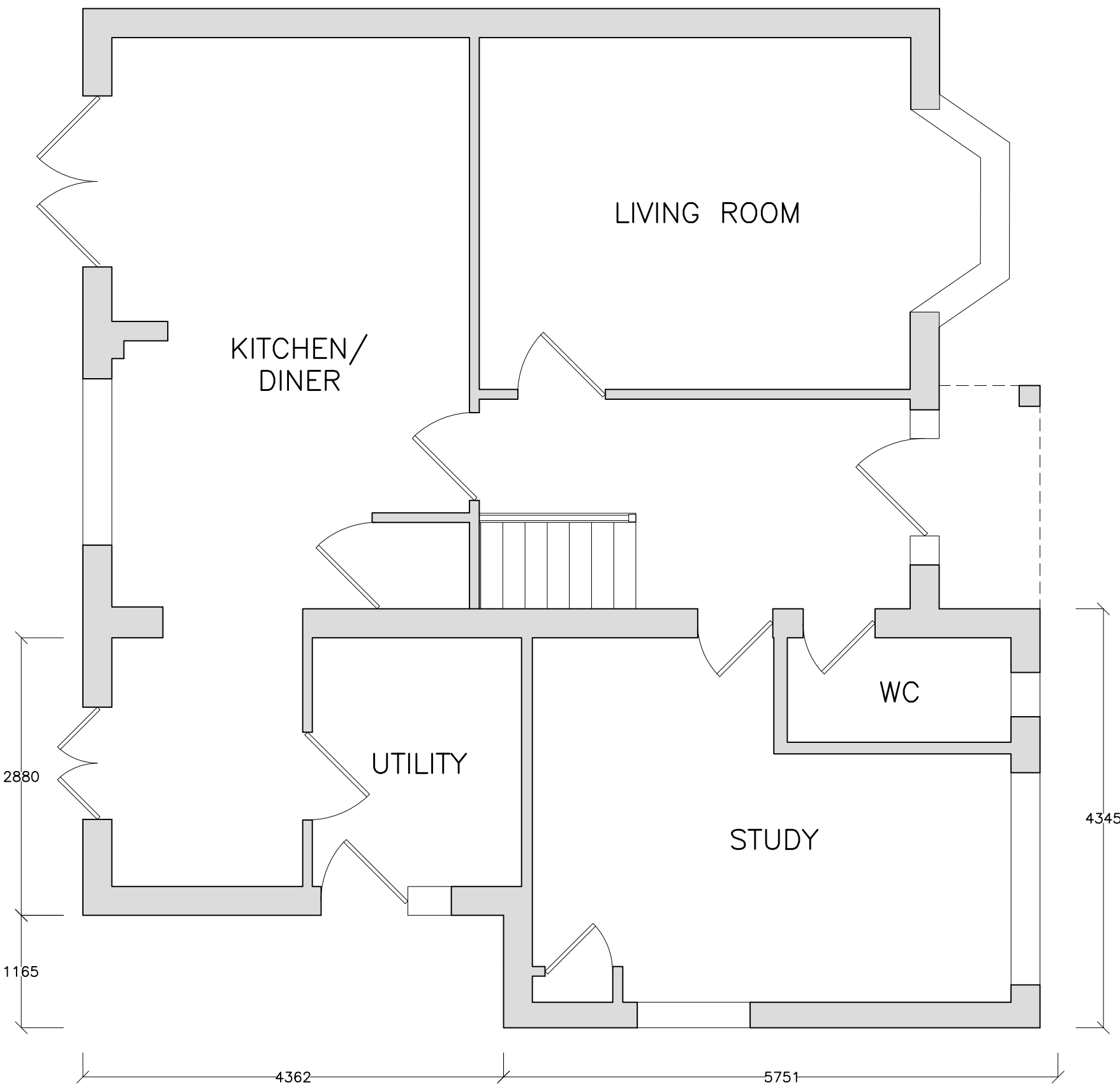
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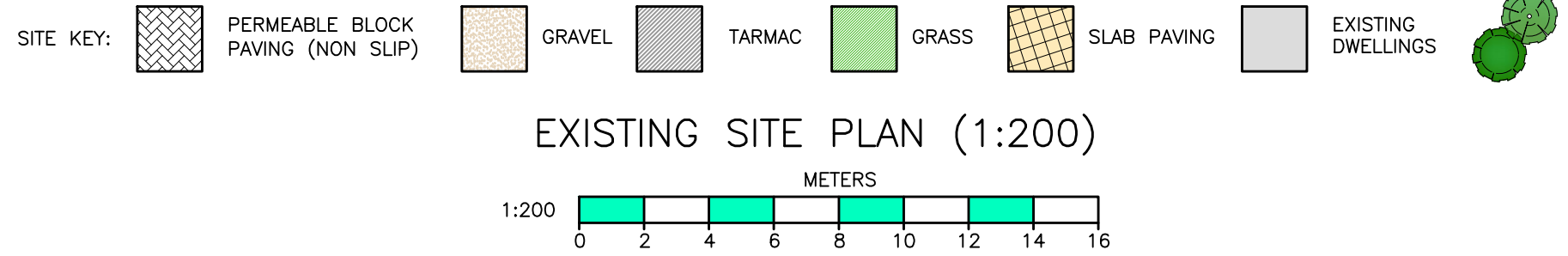
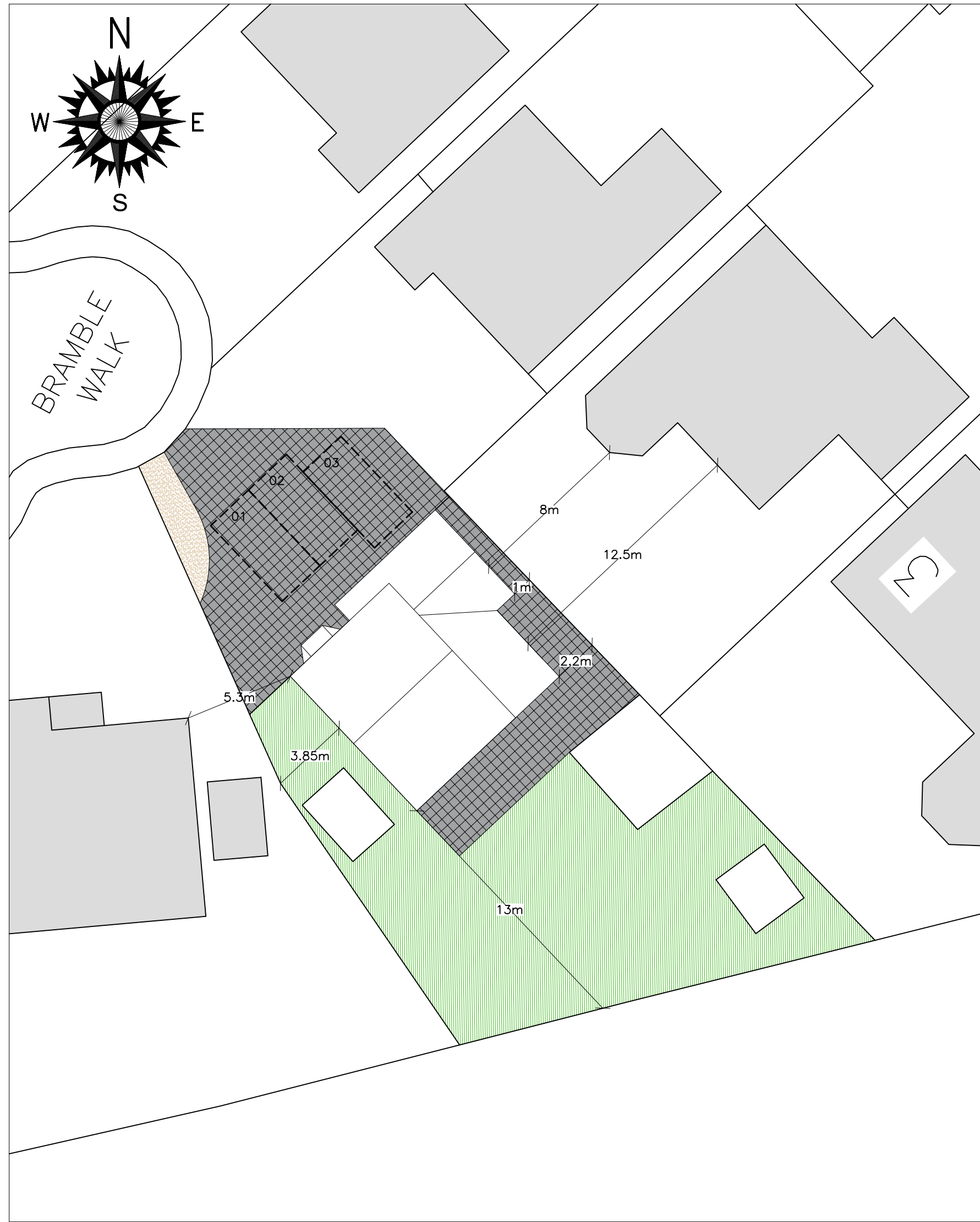
EXISTING RIGHT HAND ELEVATION (1:100)



EXISTING REAR ELEVATION (1:100)



EXISTING GROUND FLOOR PLAN (1:50)

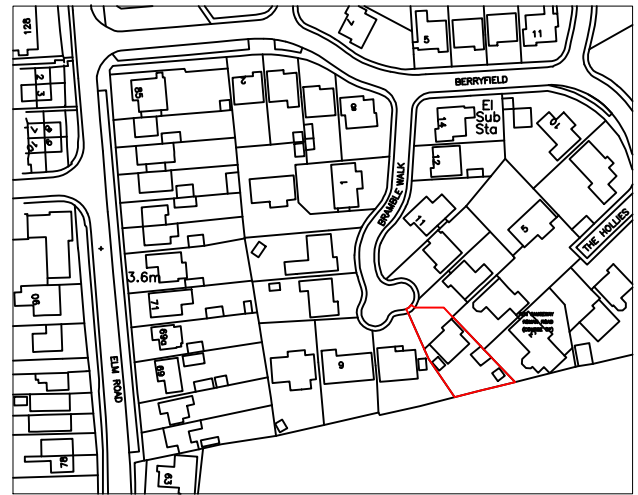


MATERIALS:
WALLS: RED BRICKWORK
ROOF: GREY FLAT TILES
JOINERY: uPVC UNITS
SURFACE: BLACK uPVC UNITS
WATER

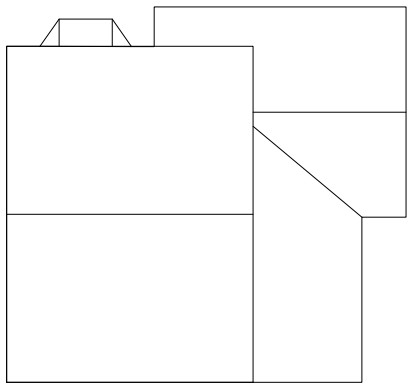
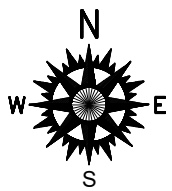


EXISTING STREET SCENE (1:200)

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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



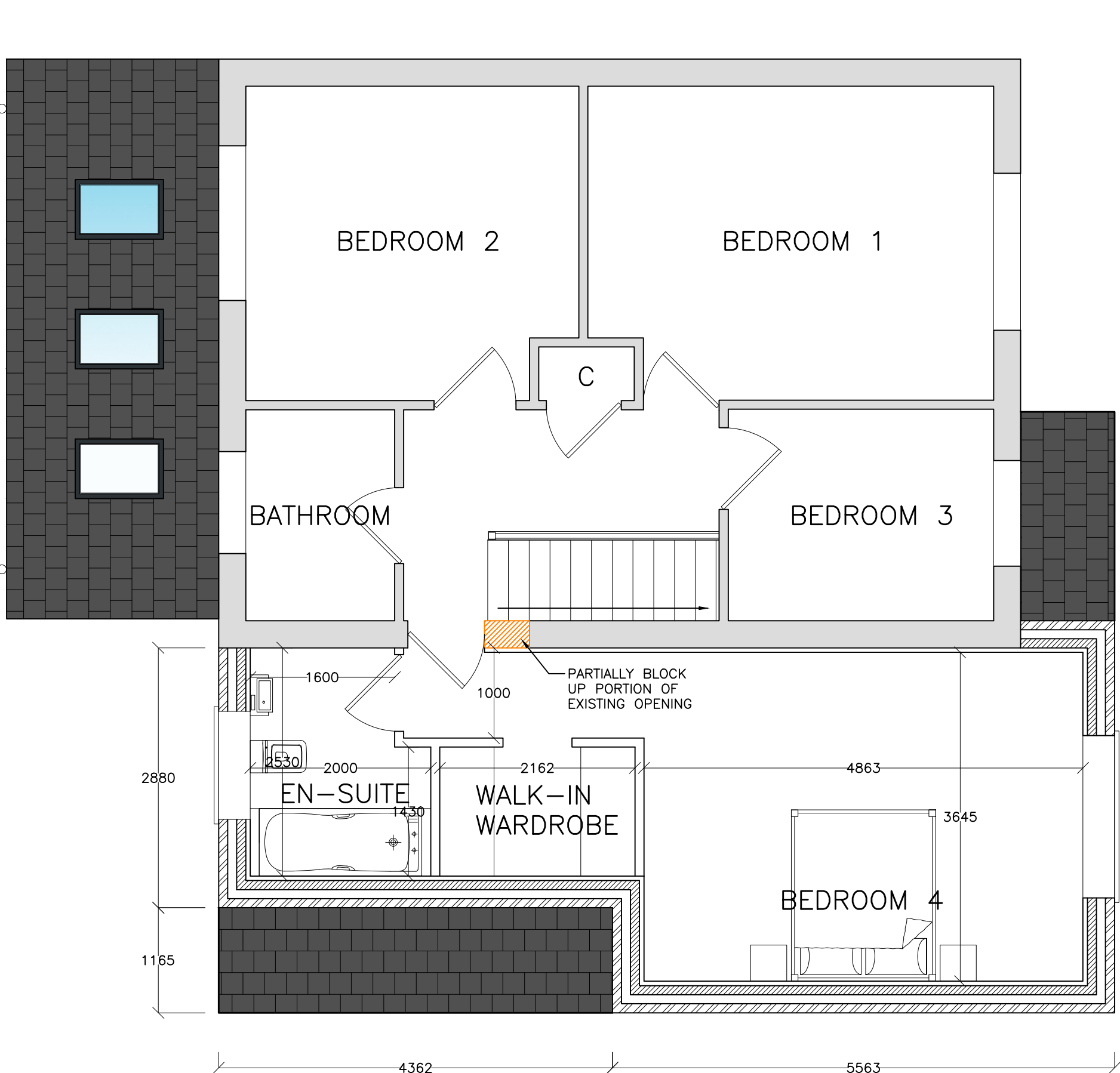
LOCATION PLAN (1:2500)



EXISTING ROOF PLAN (1:200)

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LABC LABC LABC
Building Design Awards winner
Building Excellence in Fenland

A	PLANNERS COMMENTS	MAR 25
REVISIONS	DATE	
CLIENT	Miss Joanne Kupyn	
PROJECT	8 Bramble Walk, March, Cambs, PE15 8PU	
TITLE	Existing Building Arrangements	
DRAWN	J.Scotcher	DATE OF ISSUE
CHECKED		
DATE	Feb 2024	DRAWING NUMBER
SCALE	As Shown	H10198/01A



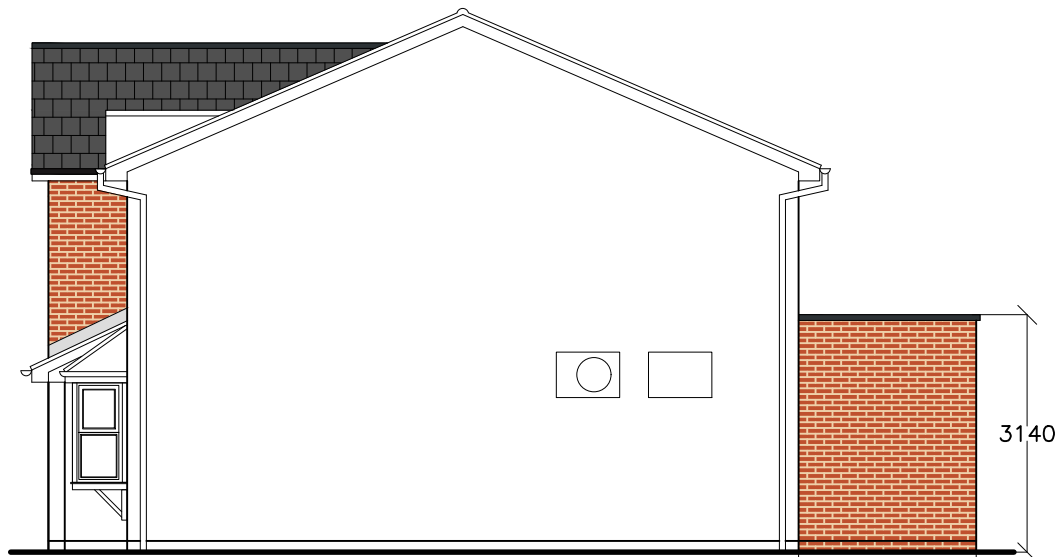
PROPOSED FIRST FLOOR PLAN (1:50)



PROPOSED LEFT HAND ELEVATION (1:100)



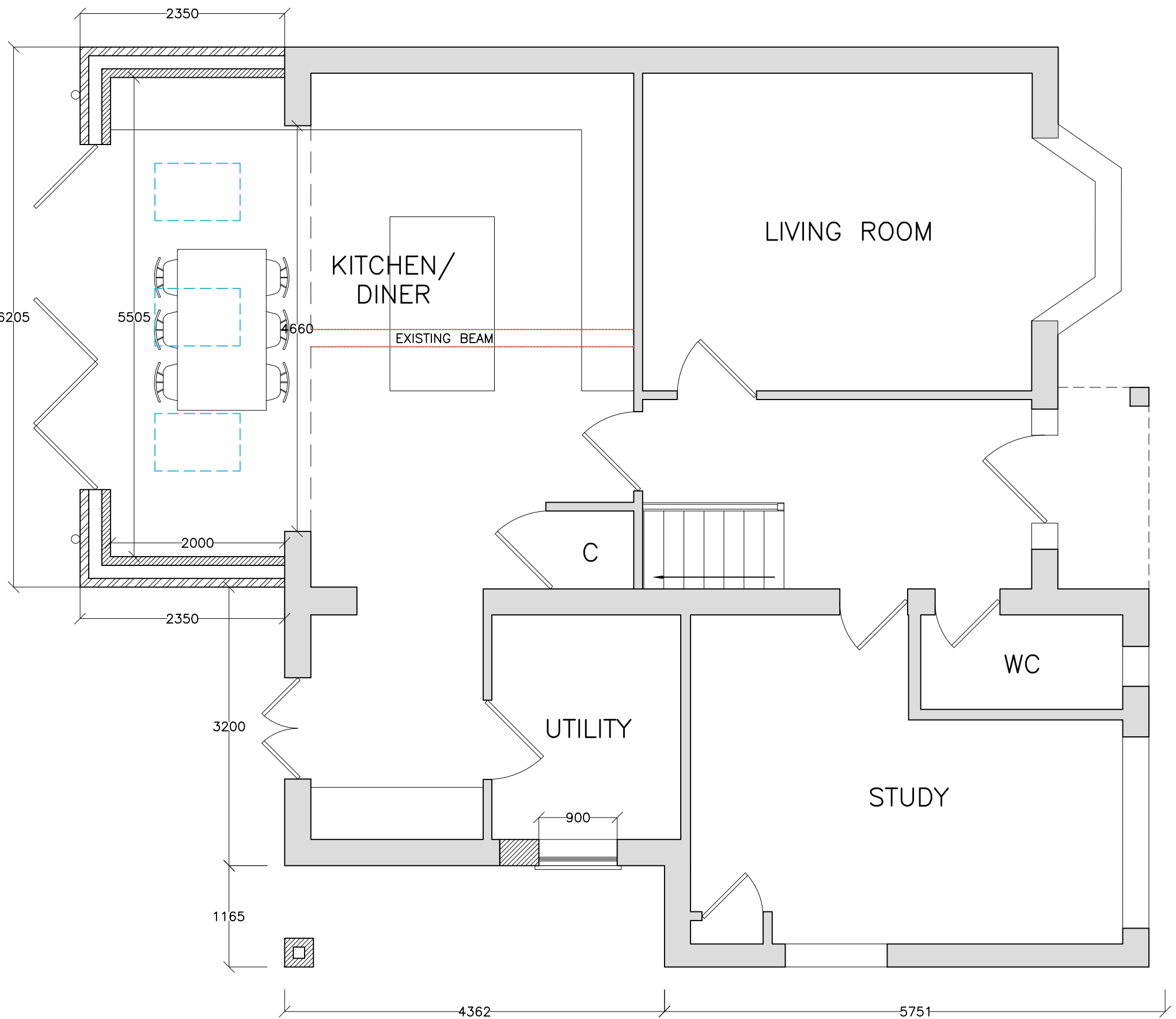
PROPOSED FRONT ELEVATION (1:100)



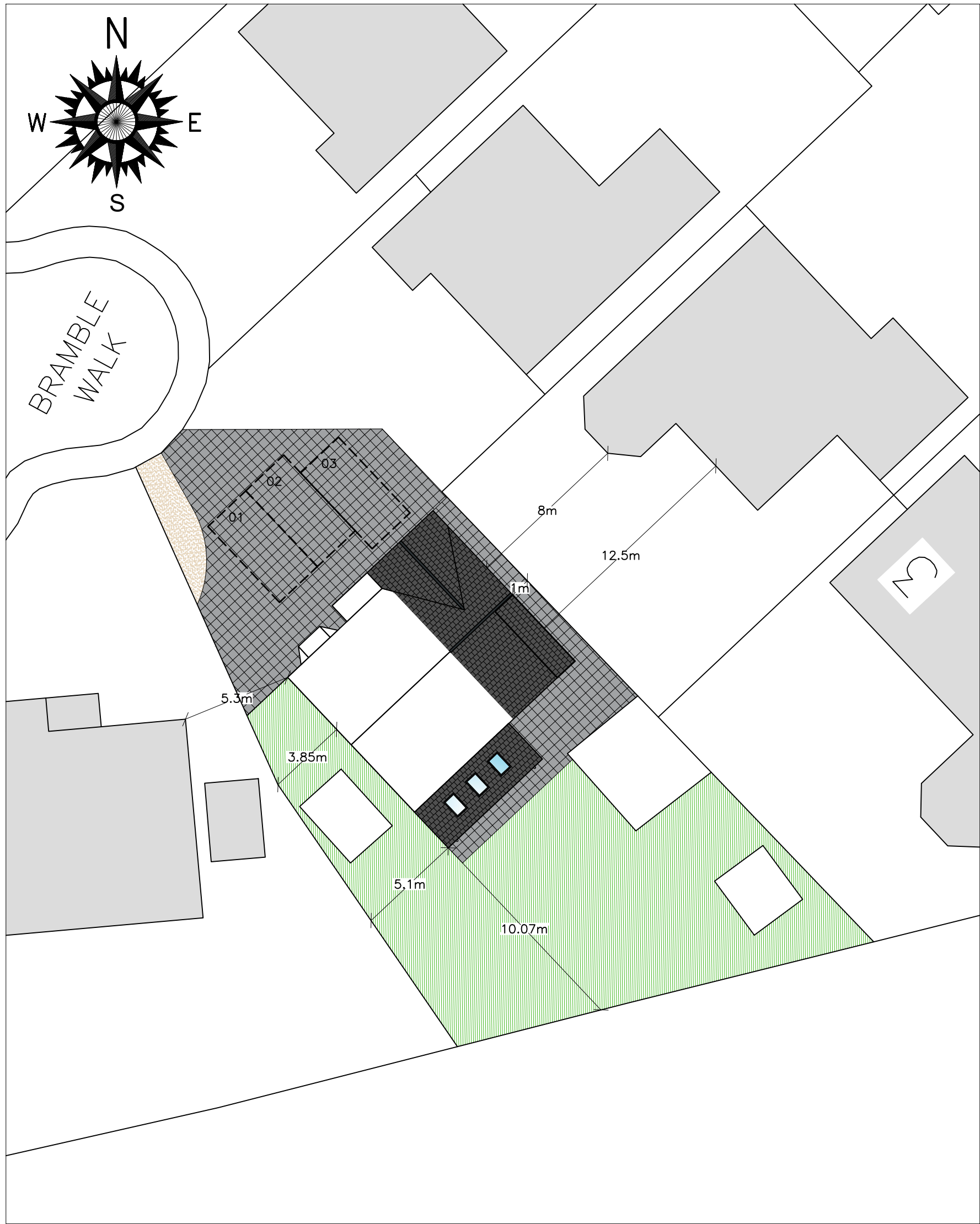
PROPOSED RIGHT HAND ELEVATION (1:100)



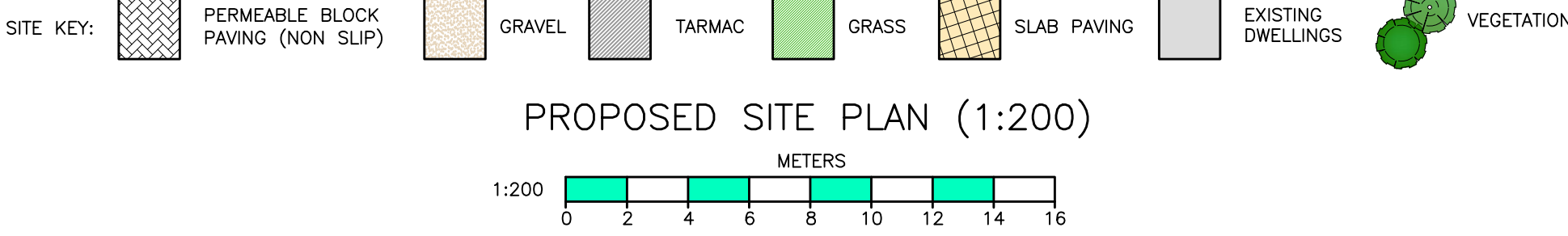
PROPOSED REAR ELEVATION (1:100)



PROPOSED GROUND FLOOR PLAN (1:50)



PROPOSED SITE PLAN (1:200)



MATERIALS:

WALLS: RED BRICKWORK TO MATCH EXISTING

ROOF: GREY FLAT TILES TO MATCH EXISTING

JOINERY: uPVC UNITS TO MATCH EXISTING

SURFACE: BLACK uPVC UNITS TO MATCH EXISTING WATER



PROPOSED STREET SCENE (1:200)

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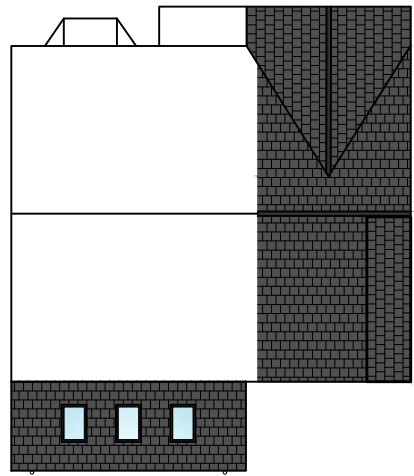
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All finishes, insulation and damp-proofing to architect's details



PROPOSED ROOF PLAN (1:200)

D	PLANNERS COMMENTS	JUN 2025
C	CLIENT COMMENTS	MAR 2025
B	CLIENT COMMENTS	MAR 2025
A	CLIENT COMMENTS	MAR 2025

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

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