
F/YR20/0790/F

Applicant: Mr B Feast

**Agent : Mr Papworth
Morton & Hall Consulting Ltd**

Curf Fen Cottage, Curf Fen Drove, Chatteris, Cambridgeshire PE16 6UN

Erect a 3 and 4-storey (including basement) rear extension, and single-storey side extension to existing dwelling involving the demolition of existing conservatory and single-storey extension, and the erection of a 6.5m high (approx) storage building involving the change of use of land for domestic purposes

Officer recommendation: Refuse

Reason for Committee: The number of letters of support received contrary to the Officer's recommendation

1 EXECUTIVE SUMMARY

1.1 The proposed development includes a large 400sqm extension to a modest dwelling (120sqm) in an elsewhere location.

1.2 The proposed extensions are extensive and complex, and there will be little evidence of the original dwelling remaining. The conservatory and boiler room to the rear will be demolished to make way for a 15m long, 3 storey high, 7.5m wide rear extension (20m long in total). The basement is proposed at the end of this rear projection creating a 4th floor.

1.3 Officers accept there is a need to improve the current living conditions either by extending or replacing the existing dwelling. But the resultant "L" shaped dwelling will be out of proportion because the north/south 3 storey wing is too narrow for its height and length. The design also lacks symmetry and would be highly visible in views from Doddington Road to the west. The proposed extensions are therefore considered to be detrimental to the character and visual qualities of this rural location.

1.4 The application also proposes a large storage building within the extended residential curtilage of the dwelling 10m x 12m with a roof pitch 6.4m high. No justification has been provided to explain why the applicant needs such a large building within the residential curtilage. Due to the size of the proposed building, the storage shed is also considered to be detrimental to the character and visual qualities of this rural location.

1.5 Accordingly for the above reasons the scheme is considered to be contrary to Policy LP16 of the Fenland Local Plan 2014. The recommendation is therefore to refuse the application.

2 SITE DESCRIPTION

- 2.1 The site is part of a larger strip of land (which separates two agricultural fields) but is not in agricultural use. The application site is at the southern end and measures 0.44ha. It is understood the applicant also owns the remaining land.
- 2.2 The application site consists of a modest 2 storey dwelling house, 2 static caravans with decking areas, a row of kennels and a permanent above ground swimming pool. Aerial mapping shows two static caravans on site in the same location since at least 1997.
- 2.3 A gravel driveway leads from the highway through the application site up to the northern edge of the strip of land. A building is located here which the applicant describes as a chicken coup. Between here and the application site is a large area used at present for the outside storage including wire fencing, a tractor, a JCB type digger, other vehicles, a touring caravan, plastic crates, a container like building and other paraphernalia.
- 2.4 The site is in an exposed location within the open countryside. The western boundary consists of post and rail fencing, the eastern boundary consists of mature hedging and trees. The site is within Flood Zone 3

3 PROPOSAL

- 3.1 The existing dwelling has been previously extended but has only one bedroom and a bathroom upstairs. On the ground floor there is a living room, kitchen/diner, study, conservatory and boiler room. The floor area is approximately 120sqm.
- 3.2 The applicant wishes to extend the dwelling considerably, the resulting floor area of the extended dwelling will be approximately 520sqm, which amounts to nearly 4 ½ times greater than the size of the original dwelling (to include a 62sqm basement and 3 storeys above ground).
- 3.3 In addition, a large storage shed is proposed 58m back from the highway. It will be 10m x 12m with a pitched roof 6.4m high. The applicant states that the storage shed is for mechanical equipment for his work which includes a small tractor with a rotavator and hedge trimmer and a ride on mower. The applicant is self-employed and deals with general building and horticultural work, and also pest control. The proposal includes a change of use of land for domestic purposes (approximately 7.5m deep x 39m wide).
- 3.4 The proposed extensions are extensive and complex, and there will be little evidence of the original dwelling remaining. The conservatory and boiler room to the rear will be demolished to make way for a 15m long, 3 storey high, 7.5m wide rear extension (20m long in total). The basement is proposed at the end of this rear projection creating a 4th floor. Within this wing will be:
Ground floor- a kitchen diner, hallway and new entrance with porch over, a lounge and the basement below ground level;
First floor- 2 x staircases, 3 bedrooms, a bathroom and an ensuite;
Second floor- 2 x further bedrooms. Maximum roof height will be 8.6m, with 6 x dormer windows.
- 3.5 The roof height of the front elevation will be modified through the introduction of a steep hipped roof in order to meet the roof height of the rear extension. New dormer windows will be added to this front elevation as well as a porch. At ground floor level a garden room will be added to the eastern elevation, to create an “L”

shaped dwelling. Although, the eastern wing is only single storey, in comparison to the large, 3 storey rear extension.

- 3.6 The proposals include a chimney breast to the western elevation (lounge), and a Juliet balcony to the master bathroom (northern elevation).
- 3.7 The resultant new dwelling will comprise:
- 2 x entrance halls;
 - Garden room;
 - Day room
 - Kitchen;
 - Dining room
 - Walk in pantry;
 - Cloakroom;
 - Lounge;
 - 2 x staircases;
 - 2x room basement;
 - 5 x bedrooms; and
 - Bathroom and ensuite
- 3.8 Proposed materials are brick or render, concrete tiles and white uPVC windows. The storage shed will be green Plasticol.
- 3.9 A Flood Risk Assessment has been submitted with the application which states that the extensions will be built with the same floor levels as the existing dwelling.
- 3.10 Full plans and associated documents for this application can be found at:

<https://www.fenland.gov.uk/publicaccess/applicationDetails.do?activeTab=documents&keyVal=QF0DVKHE06P00>

4 SITE PLANNING HISTORY

Reference	Description	Decision	Date
F/YR17/0680/F	Erection of 3-storey extension and a conservatory to rear of existing dwelling involving the demolition of existing conservatory and single-storey extension, and the erection of a 5.0m high (max height) agricultural store	Refuse	22.09.2017

- 4.1 In 2017 a similar scheme was refused under delegated powers. The reasons for refusal were:

The proposed extension and agricultural store by virtue of the design, scale, mass, and appearance, do not respect the style and vernacular of the original unit or the rural nature of the locality, and as such do not make a positive contribution to local distinctiveness. The proposal is therefore contrary to Policy LP16 of the Fenland Local Plan and chapter 7 of the NPPF.

The applicant has not demonstrated the need for the proposed agricultural building and it has therefore not been proven to be in accordance with Policy LP1 of the Fenland Local Plan and the thrust of the NPPF, being an unnecessary building in the open countryside and the visual harm that will result.

- 4.2 The applicant did not appeal this refusal but has resubmitted this very similar scheme having encouraged six letters of support. Therefore, the application is before Members for consideration. The applicant did not request any pre-application discussions before resubmission.

5 CONSULTATIONS

- 5.1 **Chatteris Town Council-** support the application

- 5.2 **FDC Environmental Health-** *As the proposal includes the change of use of land for 'domestic purposes', this could include the growing of fruit and vegetables. On that basis I would recommend the attachment of the standard unsuspected contaminated land condition be attached to any consent granted.*

It is noted that the application doesn't indicate whether any machinery is to be involved in the agricultural building, but as the proposal site is in an isolated location, I do not recommend a restriction to control any noise issues.

There are no concerns regarding air quality or other noise issues with this proposal.

Consequently, there are no objections to the granting of consent to this proposal, but recommend the following condition be attached:

UNSUSPECTED CONTAMINATION

CONDITION: If during development, contamination not previously identified, is found to be present at the site then no further development (unless otherwise agreed in writing with the LPA) shall be carried out until the developer has submitted, and obtained written approval from the LPA, a Method Statement detailing how this unsuspected contamination shall be dealt with.

REASON: To ensure that the development complies with approved details in the interests of the protection of human health and the environment.

5.3 Environment Agency (EA)- consider that the main source of flood risk at this site is associated with watercourses under the jurisdiction of the relevant Internal Drainage Board (IDB). As such, they have no objection to the proposed development on flood risk grounds.

5.4 CCC Highways – No highway objections

5.5 Local Representations

8 letters of support have been received from the following residents residing at:

George Way Chatteris
Primrose Hill Doddington
Newgate Street Doddington
Tithe Road Chatteris
Wood Street Chatteris
London Road Chatteris
Fairway Chatteris
Primrose Hill Doddington

Supporting comments include:

Extension would improve the plot and the appearance of the dwelling;
Existing dwelling is too small for modern living, materials are poor;
Will sit well within this large plot, and not impact on any neighbours;
It will enhance the area;
The resultant dwelling will be in keeping with the houses on Doddington Road;
Older houses should be extended not pulled down;
It will provide accommodation for the applicant's children.

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).

7 POLICY FRAMEWORK

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

National Design Guide 2019

Fenland Local Plan 2014

LP1 – A Presumption in Favour of Sustainable Development

LP2 – Facilitating Health and Wellbeing of Fenland Residents

LP3 – Spatial Strategy, the Settlement Hierarchy and the Countryside

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

LP16 – Delivering and Protecting High Quality Environments across the District

Cambridgeshire Flood and Water SPD

8 KEY ISSUES

- **Principle of Development**
- **Residential Amenity**
- **Dwelling Design and Character of the Area**
- **Storage Shed and Change of Use of Land**

- **Flood Risk**

9 ASSESSMENT

Principle of Development

- 9.1 The site is in an “elsewhere location” as defined by Policy LP3. However, as the house is existing, the principle of an extension can be acceptable. Similarly, a suitably designed storage building may be acceptable. But both are also subject to other policy considerations. In this instance the impact of the design and size of the proposed buildings on the character of the area are particularly relevant and must be balanced against the personal gain.

Residential Amenity

- 9.2 It is understood that one of the aims of the proposal is to relocate the applicant’s children’s bedroom accommodation into the extended dwelling house through the provision of additional bedrooms. As the site is located within Flood Zone 3, this could be supported.
- 9.3 Similarly the site is some distance from any neighbouring property, so any proposal is unlikely to impact on the amenity of any neighbours. However, although this allows greater scope with regard to the design of the extensions, due regard should also be given to the impact of the scale of the proposals on the existing dwelling, the overall look of the new dwelling, and whether it is visually acceptable.

Dwelling Design and Character of the Area

- 9.4 The existing dwelling has been previously extended to increase the level of ground floor accommodation but remains a one bedroomed property. Contained within Fenland District Council’s adopted planning policies are possible options which would improve the living conditions of the applicant, including a replacement dwelling as well as an extension.
- 9.5 Since the refusal of the similar scheme in 2017, the applicant has not sought any pre-application advice from Officers which would have allowed all parties to work together to find an acceptable design solution. Neither has the applicant chosen to appeal the previous refusal. The proposal is before Members because of the number of letters of support received. It should be noted that this latest scheme is even more ambitious than before as it also includes a basement.
- 9.6 Supporters suggest that that the existing dwelling is poorly constructed but also state that older houses should be extended not demolished. It has not been disclosed why the preferred route is to build a 400sqm extension rather than build a replacement dwelling. But the proposals are of such a scale that any reference to the original dwelling would be lost. Although the existing dwelling may not have many design features worthy of incorporation into the scheme, the resultant new dwelling should reflect the existing character of the area with regard to its proportions and scale.
- 9.7 Unfortunately, Officers are of the opinion that the resultant “L” shaped dwelling will be out of proportion because the north/south 3 storey wing is too narrow (7.5m) for its height (8.6m) and length (20m). The hipped roof tie in between the 2 storey original dwelling at the southern end is forced, unattractive and visually jarring, due to the differences in height. The wing would be highly visible in views from Doddington Road to the west, due to its height and length. It also lacks symmetry.
- 9.8 In summary, Officers accept the need to improve the current living conditions either by extending or replacing the existing dwelling. However, the proposal put forward

is not acceptable. The design and scale of the proposed extension is considered to be out of proportion in terms of its height, width and length, and is also at odds with the host property. It would therefore be detrimental to the character and visual qualities of this rural location; accordingly the scheme is considered contrary to Policy LP16 of the Fenland Local Plan 2014.

Storage Shed and Change of Use of Land

- 9.9 The application originally proposed an agricultural store but as this is not an agricultural holding the name has been amended to storage shed/ building. The size has been reduced compared to the 2017 refusal by 80sqm now measuring 10m x 12m. However, the proposed height of the building has been raised to 6.4m. It is to be set well back within the site following the removal of a Eucalyptus tree, but still within the extended domestic curtilage of the dwelling house.
- 9.10 On visiting the site Members will be able to view the amount of outside storage currently taking place to the north of the application site. The applicant has stated the storage shed is to house mechanical equipment for his work which includes a small tractor, associated rotavator and hedge trimmer, and a ride on mower. The applicant is self- employed and deals with general building work, horticultural work and also pest control. Although it is accepted that an ancillary building such as a suitably designed double garage would be a reasonable addition, due to the size of the proposed building, the storage shed is considered to be detrimental to the character and visual qualities of this rural location; accordingly this part of the scheme is also considered to be contrary to Policy LP16 of the Fenland Local Plan 2014.

Flood Risk

- 9.11 The site is within Flood Zone 3. However, domestic extensions are considered as minor development within the SPD. The proposal will allow for the removal of the static caravans and relocation of the sleeping accommodation into the extended dwelling which is a benefit. The proposed basement is to be used as a non-habitable storage space. The storage shed, with appropriate surface water drainage is unlikely to increase the risk of flooding elsewhere on the property or surrounding area. Furthermore, the EA does not object to the proposal. Therefore the proposal is considered to comply with Policy LP14.

10 CONCLUSIONS

- 10.1 In conclusion, Officers accept the need to improve the current living conditions either by extending or replacing the existing dwelling. However, the proposal put forward is not acceptable. The design and scale of the proposed extension is considered to be out of proportion in terms of its height, width and length, and is also at odds with the host property. The size and scale of the proposed storage shed has also not been justified within the domestic curtilage. The scheme would therefore be detrimental to the character and visual qualities of this rural location. Accordingly, the scheme is considered contrary to Policy LP16 of the Fenland Local Plan 2014.

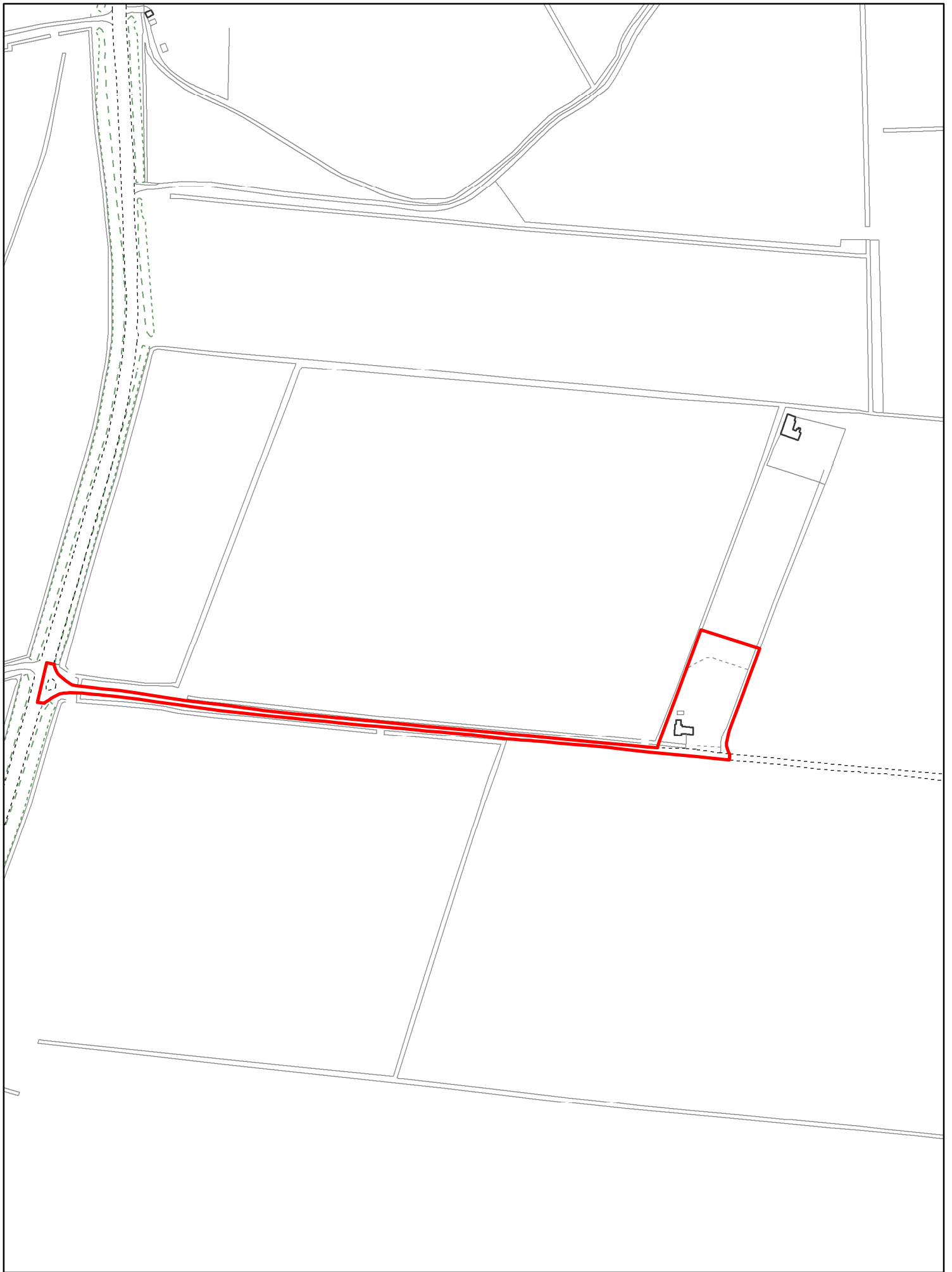
11 RECOMMENDATION

The recommendation is to refuse the application for the following reasons:

Policy LP16(d) of the Fenland Local Plan requires new development to make a positive contribution to local distinctiveness and the character of the area, improve the character of the local built environment and not adversely impact on the street scene. The design and scale of the proposed extension is considered to be out of

proportion in terms of its height, width and length, but also is at odds with the host property. It would therefore be detrimental to the character and visual qualities of this rural location. The proposal would therefore be contrary to Policy LP16 (d) of the Fenland Local Plan 2014.

Policy LP16(d) of the Fenland Local Plan requires new development to make a positive contribution to local distinctiveness and the character of the area, improve the character of the local built environment and not adversely impact on the street scene. The size and scale of the proposed storage building within the residential curtilage is considered to be detrimental to the character and visual qualities of this rural location. The proposal would therefore be contrary to Policy LP16 (d) of the Fenland Local Plan 2014.



LEGEND

- PERMEABLE BLOCK PAVING (NON SLIP)
- GRASS
- VEGETATION
- GRAVEL
- SITE ENVELOPE
- PAVEMENT
- TARMAC
- EXISTING DWELLINGS
- EXISTING HEDGING

OWNED BY APPLICANT

4m HIGH HAWTHORN
4m HIGH CHERRY
10m HIGH SYCAMORE
16m HIGH EUCALYPTUS TO BE REMOVED
KENNELS
ABOVE GROUND POOL TO BE REMOVED
DECKING AREA
2No STATIC CARAVANS FOR FAMILY MEMBERS TO BE REMOVED

EXISTING SITE PLAN
(1:200)

LEGEND

- PERMEABLE BLOCK PAVING (NON SLIP)
- GRASS
- VEGETATION
- GRAVEL
- SITE ENVELOPE
- PAVEMENT
- TARMAC
- EXISTING DWELLINGS
- EXISTING HEDGING

PROPOSED HEDGING

PROPOSED STORAGE SHED

PROPOSED SITE PLAN
(1:200)

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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

F	PLANNERS COMMENTS	AUG 20
E	CLIENTS COMMENTS	JUL 20
D	CLIENTS COMMENTS	NOV 17
C	PLANNERS COMMENTS	JUL 17
B	PLANNERS COMMENTS	JUL 17
A	CLIENTS COMMENTS	JUN 17

REVISIONS	DATE
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Building Excellence in Fenland

CLIENT	Mr B Feast
PROJECT	The New House Off Doddington Road Chatteris PE16
TITLE	Existing And Proposed Site Plans
DRAWN	M. Halmshaw
CHECKED	
DATE	May 2017
SCALE	As Shown
DATE OF ISSUE	
DRAWING NUMBER	H5318/05F

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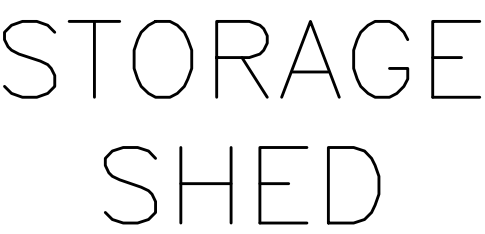


Figure 1 shows a vertical column with a total height of 6500. The bottom segment has a height of 4000. The top segment has a height of 2500.




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CLADDING

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F	PLANNERS COMMENTS	OCT 20
E	PLANNERS COMMENTS	AUG 20
D	PLANNERS COMMENTS	AUG 20
C	CLIENT COMMENTS	JUL 20
B	CLIENT COMMENTS	OCT 17
A	PLANNING COMMENTS	JUL 17




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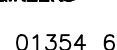


Building Excellence Awards

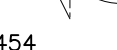
Winter



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Building Design Awards

2012/13

Mr B Feast

Proposed Storage Shed
Plan & Elevations

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DATE	May 2017						
SCALE	As Shown						
DRAWING NUMBER	H5318/06 _F						



PROPOSED FRONT ELEVATION
(SOUTH)
(1:100)



PROPOSED RHS ELEVATION
(EAST)
(1:100)



PROPOSED REAR ELEVATION
(NORTH)
(1:100)



PROPOSED LHS ELEVATION
(WEST)
(1:100)

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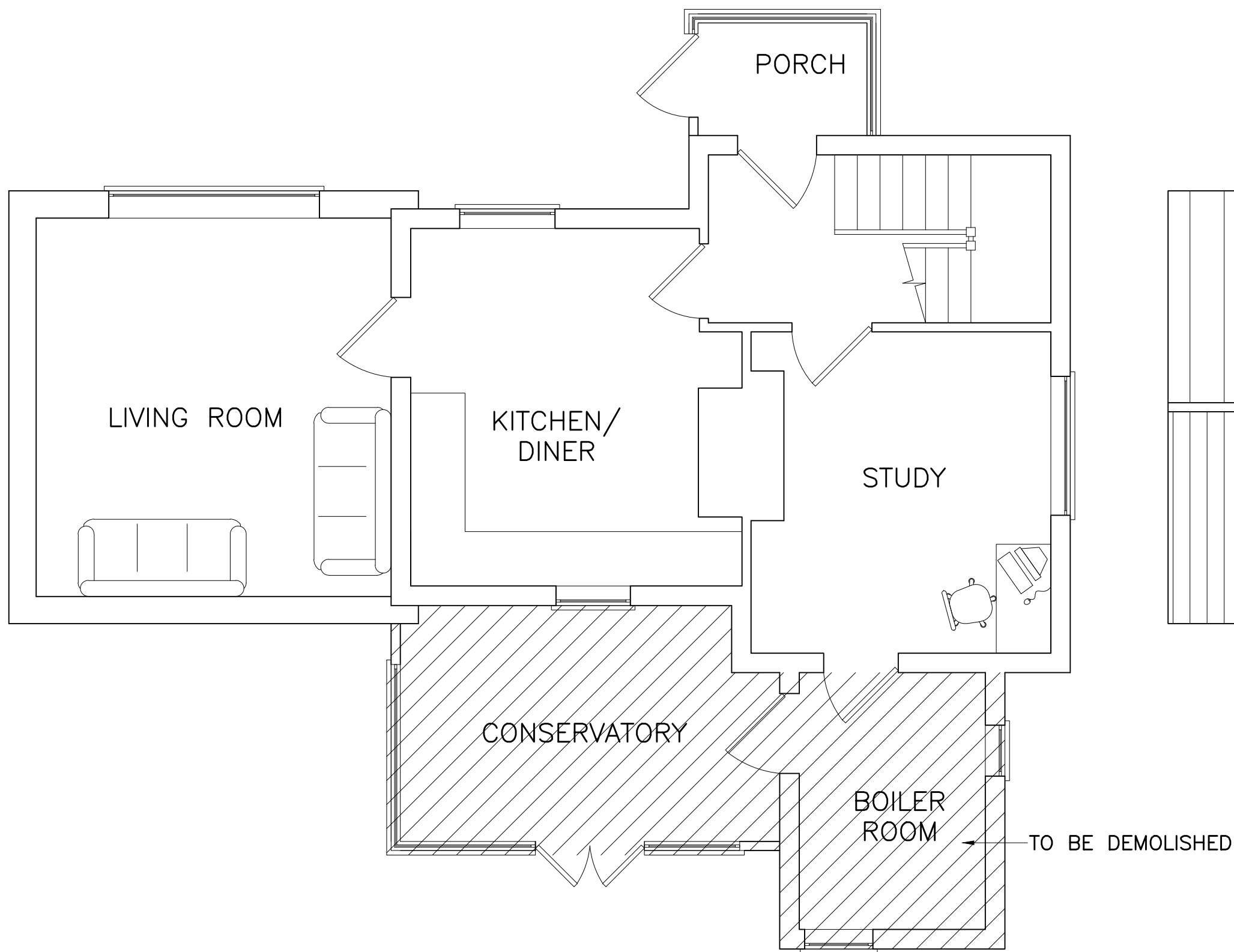
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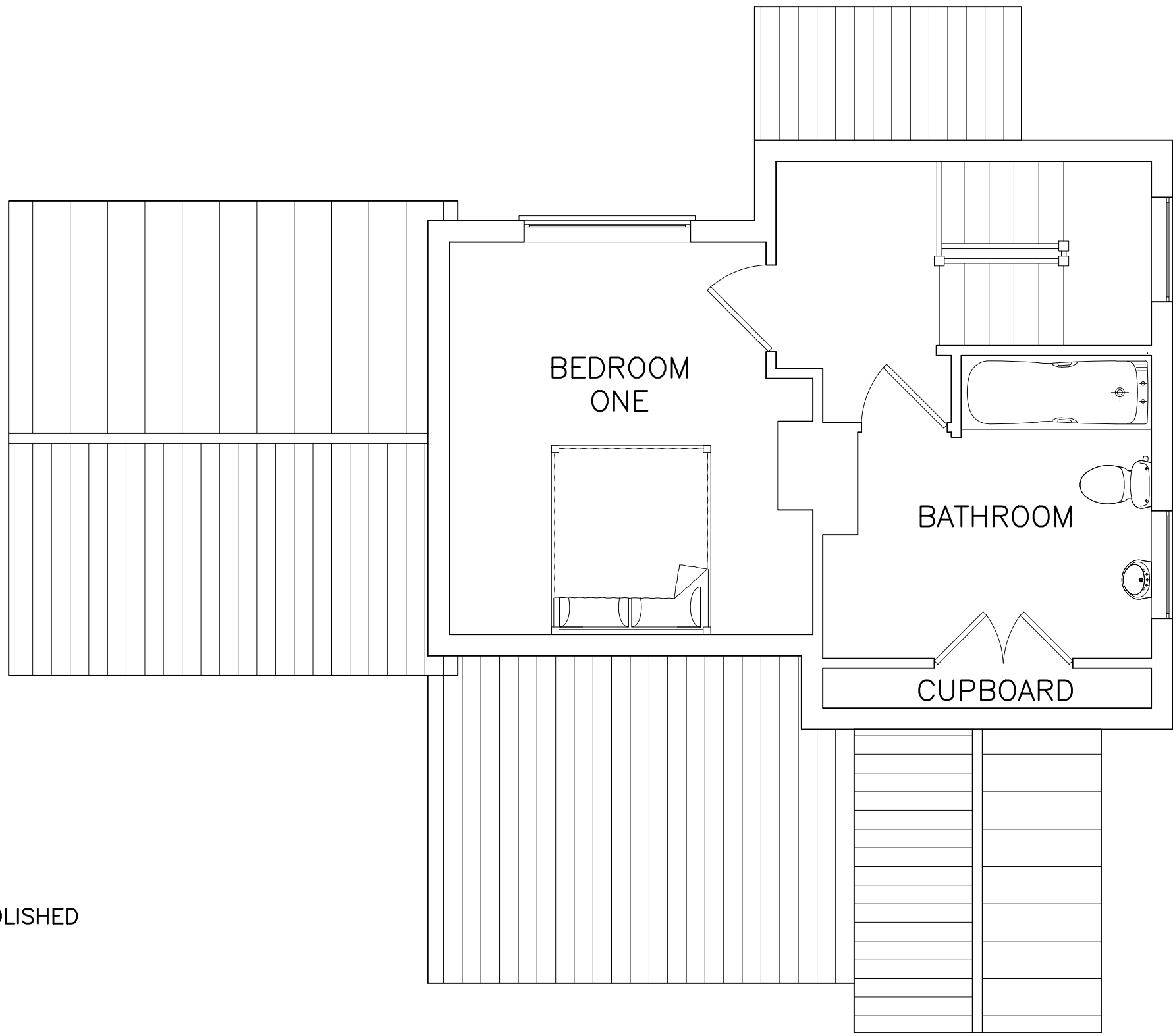
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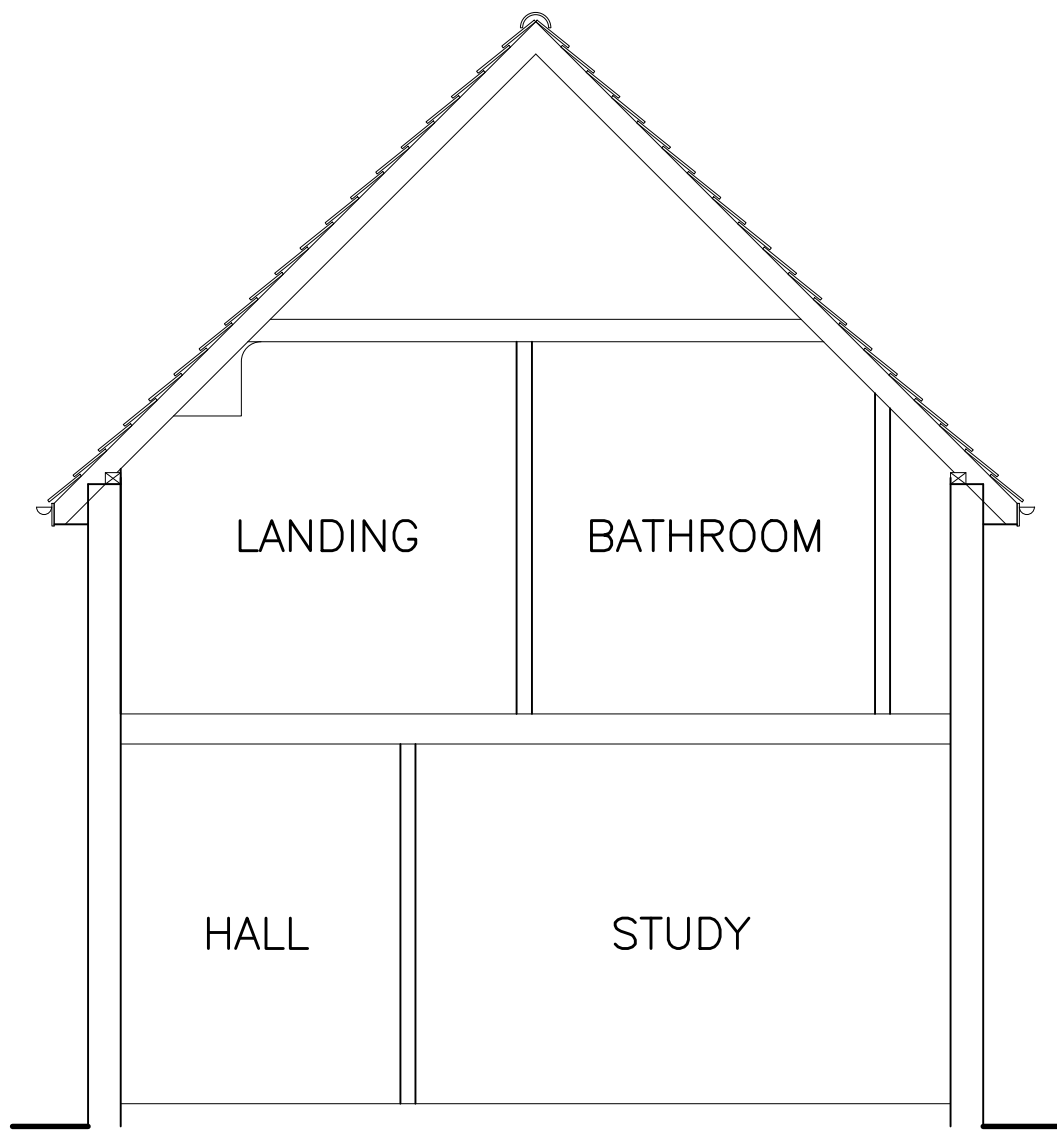
CLIENT	Mr B Feast
PROJECT	The New House Off Doddington Road Chatteris PE16
TITLE	Proposed Elevations
DRAWN R.Papworth	DATE OF ISSUE
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DATE May 2017	DRAWING NUMBER H5318/04c
SCALE As Shown	



EXISTING GROUND FLOOR PLAN
(1:50)



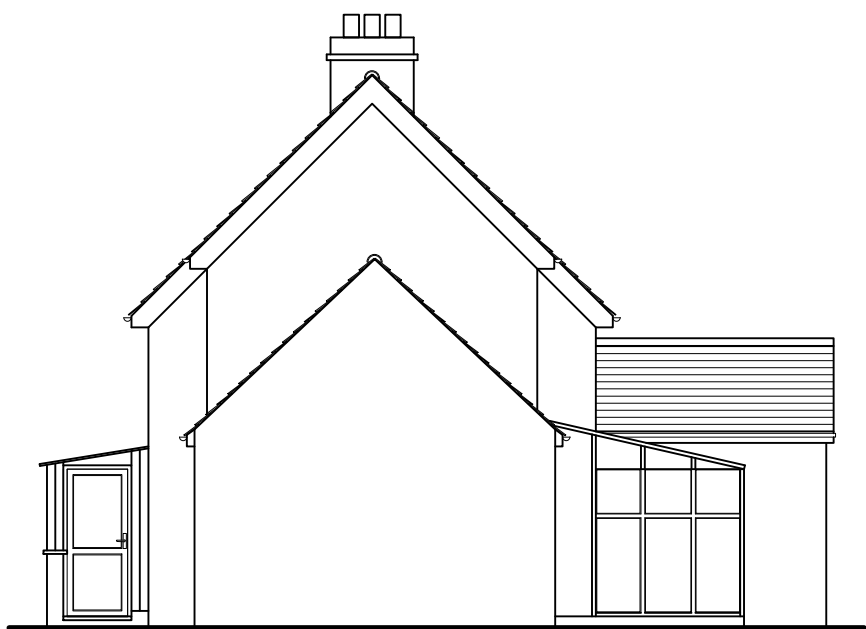
EXISTING FIRST FLOOR PLAN
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EXISTING SECTION
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EXISTING FRONT ELEVATION
(SOUTH)
(1:100)



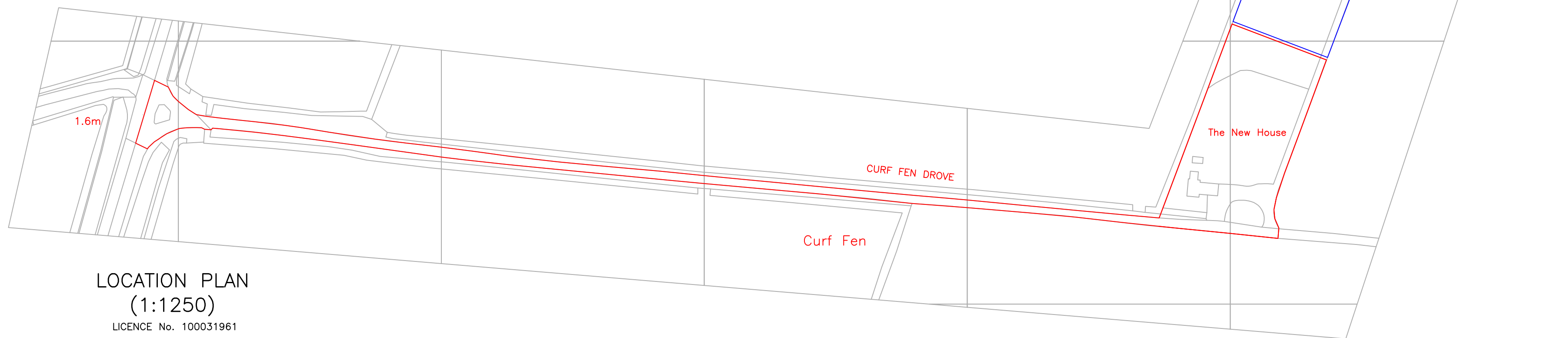
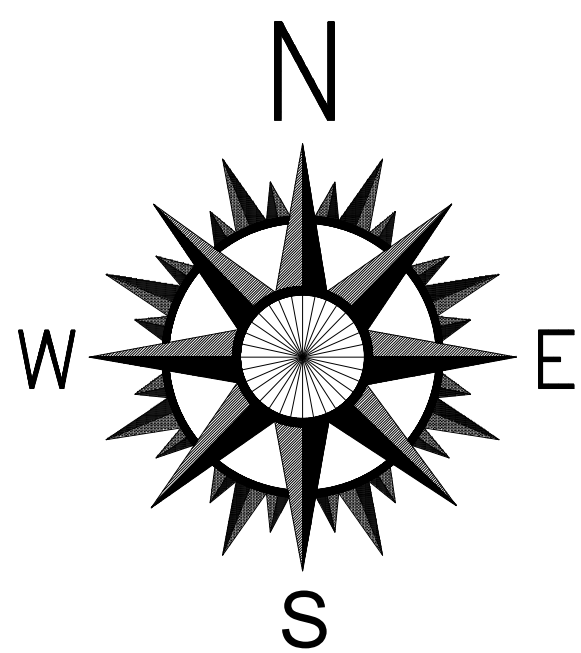
EXISTING RHS ELEVATION
(EAST)
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EXISTING REAR ELEVATION
(NORTH)
(1:100)



EXISTING LHS ELEVATION
(WEST)
(1:100)



LOCATION PLAN
(1:1250)
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B	PLANNERS COMMENTS	AUG 2020
A	PLANNING COMMENTS	JUL 2017
	REVISIONS	DATE

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TITLE	Existing Floor Plans And Elevations	
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SCALE	As Shown	H5318/01b