

PLANNING APPEAL DECISIONS

The Council has received the following appeal decisions in the last month. All decisions can be viewed in full at <https://www.fenland.gov.uk/publicaccess/> using the relevant reference number quoted.

Planning Application Reference: F/YR20/0622/F

Site/Proposal: Part single storey and part two storey side/rear extension following demolition of existing detached garage, 17 Willey Terrace, Doddington Road, Chatteris PE16 6UD

Officer Recommendation:	Refuse	Decision Level:	Delegated	Appeal Decision:	Dismissed
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Main Issues:

- **The character and appearance of the area; and**
- **The living conditions of neighbouring occupiers, with particular regard to outlook and privacy.**

Summary of Decision:

The application proposed the erection of a Part single storey and part two storey side/rear extension following demolition of existing detached garage at 17 Willey Terrace, Doddington Road, Chatteris PE16 6UD.

The Inspector considered that the proposed widened front elevation would provide some additional variety to the streetscene which could be accommodated visually without significantly altering the overall character of the street.

However, the Inspector believed that the first floor roof terrace on the proposed rear extension would result in an elevated outdoor amenity space that would appear over dominant and overbearing in relation to neighbouring dwelling No 16 Willey Terrace, and to a lesser extent No 18, viewed from the rear gardens of those properties and No 16's rear extension.

Thus, the Inspector concluded that the roof terrace element would result in the proposal harming a) the character and appearance of the host row and the area and b) the living conditions of neighbouring occupiers, in terms of outlook and privacy. As such, the proposal would conflict with Policies LP2 and LP16 of the Fenland Local Plan (2014), and the appeal was dismissed.

Planning Application Reference: F/YR20/0232/F

Site/Proposal: Change of use of storage building to 2 storey 2-bed dwelling with refuse area including erection of a porch, 44-46 Market Street, Whittlesey, PE7 1BD

Officer Recommendation:	Refuse	Decision Level:	Delegated	Appeal Decision:	Allowed
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Main Issues:

- The effect of the development on the living conditions of the occupiers of neighbouring residential properties and the potential occupiers of the proposed dwelling.
- The effect of the development on highway safety at the entrance to the site from Market Street.
- The effect of the development on the character and appearance of Whittlesey Conservation Area and its effect on the non-designated heritage assets.

Summary of Decision:

The application proposed the change of use of an existing storage building at the rear of 44-46 Market Street, Whittlesey.

The Inspector considered that due to the town centre location, a certain amount of overlooking from neighbouring premises was to be expected, and that the occupants would balance the loss of privacy against the advantages of living in the town centre. They considered that the lack of privacy of the garden area in this instance was therefore acceptable, and that the impact of the relationship between windows in the existing and proposed flats/dwelling could be mitigated by planning condition.

In respect of the matter of highway safety, the Inspector accepted an amended plan showing only a single parking space, and concluded that such an arrangement would not unreasonably harm the safety of pedestrians using the access. The Inspector confirmed that they considered no one would be prejudiced by them accepting the amended plans.

Finally the Inspector concluded that the opening up of the site access would make a positive contribution to the character and appearance of Whittlesey Conservation Area, and that the proposal would also make a positive contribution to the conservation of a non-designated heritage asset.

The Inspector therefore found that the proposal had clear benefits to the character of the Conservation Area, the health and wellbeing of potential occupants and to a non-designated heritage asset sufficient to outweigh the loss of privacy the potential occupants would experience within the garden to the property.

Planning Application Reference: F/YR20/0024/O

Site/Proposal: Outline planning permission for a single 2-storey dwelling, Stanley House, 3c Bridge Lane, Wimblington, Cambridgeshire PE15 0RR

Officer Recommendation:	Refuse	Decision Level:	Delegated	Appeal Decision:	Dismissed
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Main Issues:

- **Character**

Summary of Decision:

The application proposed the erection of a sing 2-storey dwelling on between dwellings at 3C Bridge Lane, Wimblington.

The Inspector discussed the appeal site location in a semi-rural location with buildings relatively spaced out on a very narrow plot.

The Inspector summarised that the introduction of the proposal onto the site would erode the character of the area by greatly increasing the density within the streetscene and would result in the proposed development appearing shoehorned into an available space, making it appear overcrowded and emphasising the adverse effect of densely developed infill plots; causing significant harm to the character and appearance of the area.

Thus, the Inspector concluded that the proposal would cause detrimental harm to the character and appearance of the area. Consequently, it would fail to accord with Policy LP16 of the LP where it seeks to protect character and appearance.