
F/YR21/0199/F

Applicant: Mr A Woods

**Agent : Mr Sam Herring
Swann Edwards Architecture Limited**

106 Cavalry Drive, March, Cambridgeshire, PE15 9DP

Erect a 2-storey side extension, formation of a pitched roof to existing garage and removal of existing conservatory

Officer recommendation: Refuse

Reason for Committee: The number of representations received contrary to Officer recommendation.

1 EXECUTIVE SUMMARY

- 1.1. This application is a resubmission of a previous scheme, granted under application reference F/YR20/0606/F. This application proposes the additional pitched roof above the existing garage as well as the removal of the existing conservatory.
- 1.2. When originally submitted the previous application featured a pitched roof over the garage however upon discussions between the LPA and agent, it was removed from the scheme proposals due to the impacts it would have on the character of the area.
- 1.3. The application site is located on the north-eastern side of Cavalry Drive in an area of dwellings with a distinct character. The dwellings in this area of Cavalry Drive all feature attached flat-roofed garages which sit forward of the principle elevation. The pitched roof will create a highly visible feature within the street scene in comparison to the character of the dwellings within the immediate vicinity of the site.
- 1.4. Given the impacts on the visual amenity of the area, the recommendation is to refuse this application.

2 SITE DESCRIPTION

- 2.1 The application site is located at 106 Cavalry Drive within the market town of March. The site is surrounded by residential property to the north, east and west.
- 2.2 There is a mixture of dwelling types and styles along Cavalry Drive, single-storey and two-storey dwellings constructed in a range of red and buff bricks. The dwelling on site is a detached two-storey dwelling constructed in a buff brick with an attached garage set forward from the principle elevation. To the front of the site is a paved parking area and to the rear of the site is rear garden space.

2.3 The application site is located within Flood Zone 1.

3 PROPOSAL

3.1 This application seeks to erect a 2-storey side extension as well as the formation of a pitched roof to the existing garage and the removal of an existing conservatory.

3.2 The two-storey side extension and removal of the conservatory have been previously granted planning permission under application reference F/YR20/0606/F and the extension has since been erected.

3.3 This application further seeks to form a pitched roof over the existing garage. The pitched roof will have a ridge height of 3.7 metres approx.

3.4 Full plans and associated documents can be found at:
<https://www.fenland.gov.uk/publicaccess/>

4 SITE PLANNING HISTORY

F/YR20/0606/F	Erect a 2-storey side extension	Granted 04/09/2020
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5 CONSULTATIONS

5.1. **March Town Council**
Recommend approval.

5.2. **March West Ward Councillor**
No comments received.

5.3. **Middle Level Commissioners**
No comments received.

5.4. Local Residents/Interested Parties

12 letters of support have been submitted in respect of the proposal; these originate from Cavalry Drive (10). The Greys (1) and Dragoon Drive(1) . The reasons for supporting the development are as follows:

- In keeping with the area
- Similar developments within the area
- Will enhance the local area
- Will not appear out of character
- Will complement the property

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

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 127 – Achieving well-designed places

7.2. National Planning Practice Guidance (NPPG)

7.3. National Design Guide 2019

Context: C1 – Understanding and relate well to the site, its local and wider context

Identity: I1 – Responding to existing local character and identity

7.4. Fenland Local Plan 2014

LP1 – A Presumption in Favour of Sustainable Development

LP16 – Delivering and Protecting High Quality Environments across the District

7.5. March Neighbourhood Plan 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.

8 KEY ISSUES

- **Principle of Development**
- **Design Considerations and Visual Amenity of the Area**
- **Other considerations**

9 BACKGROUND

- 9.1. The two-storey side extension has previously been granted and constructed under reference F/YR20/0606/F. The previous application sought the formation of a pitched roof to the existing garage. The pitched roof over the garage was considered to be out of character in relation to the surrounding dwellings and therefore was removed from the application.

10 ASSESSMENT

Principle of Development

- 10.1. This application seeks to erect a 2-storey side extension, pitched roof to the existing garage and the removal of the existing conservatory. Policy LP16 supports the principle of such development subject to the significance of, and the likely impact on both the amenity of the area and neighbouring properties in its design and appearance. The principle of development is therefore acceptable subject to the policy considerations set out below.

Design Considerations and Visual Amenity of the Area

- 10.2. The application site sits on the north-eastern side of Cavalry Drive. This area of Cavalry Drive has a distinguishable character with the application dwelling and surrounding dwellings being two-storey detached dwellings with an attached flat roofed garage which sits forward of the principle elevation. This group of dwellings are constructed in a buff brick.
- 10.3. The two-storey element of the proposal, together with the removal of the existing conservatory have been accepted by virtue of the earlier planning permission as acceptable in design and amenity terms, as such it is solely the formation of a pitched roof above the existing garage which remains for consideration. The existing garage is flat roofed with an overall height of 2.6 metres approx. The development would increase the ridge height to 3.7 metres approx.
- 10.4. As there is a distinct uniformity to the dwellings within the vicinity of the application, it is maintained that the formation of a pitched roof to the garage would appear out of character with the surrounding dwellings and would therefore appear incongruous and highly visible within the street scene.
- 10.5. This scheme has received 12 letters of support. It is noted from these letters that there are other pitched roofed garages along Cavalry Drive, however as aforementioned the dwelling which is the subject of this application sits within a group of several dwellings with a distinct character which all feature flat roofed garages. It is maintained that the pitched roof would be an incongruous feature when viewed in this context.
- 10.6. It is therefore considered that the proposal, in so far as it relates to the formation of a pitched roof over the existing garage, would be contrary to Policy LP16 of the Fenland Local Plan as it would adversely impact on the visual amenity of the area.

Other considerations

- 10.7 There are no associated impacts relating to residential amenity, highway safety or flood risk arising from the proposal, with all such matters having been considered as part of the evaluation of the earlier scheme proposals granted planning permission under F/YR20/0606/F.

11 CONCLUSIONS

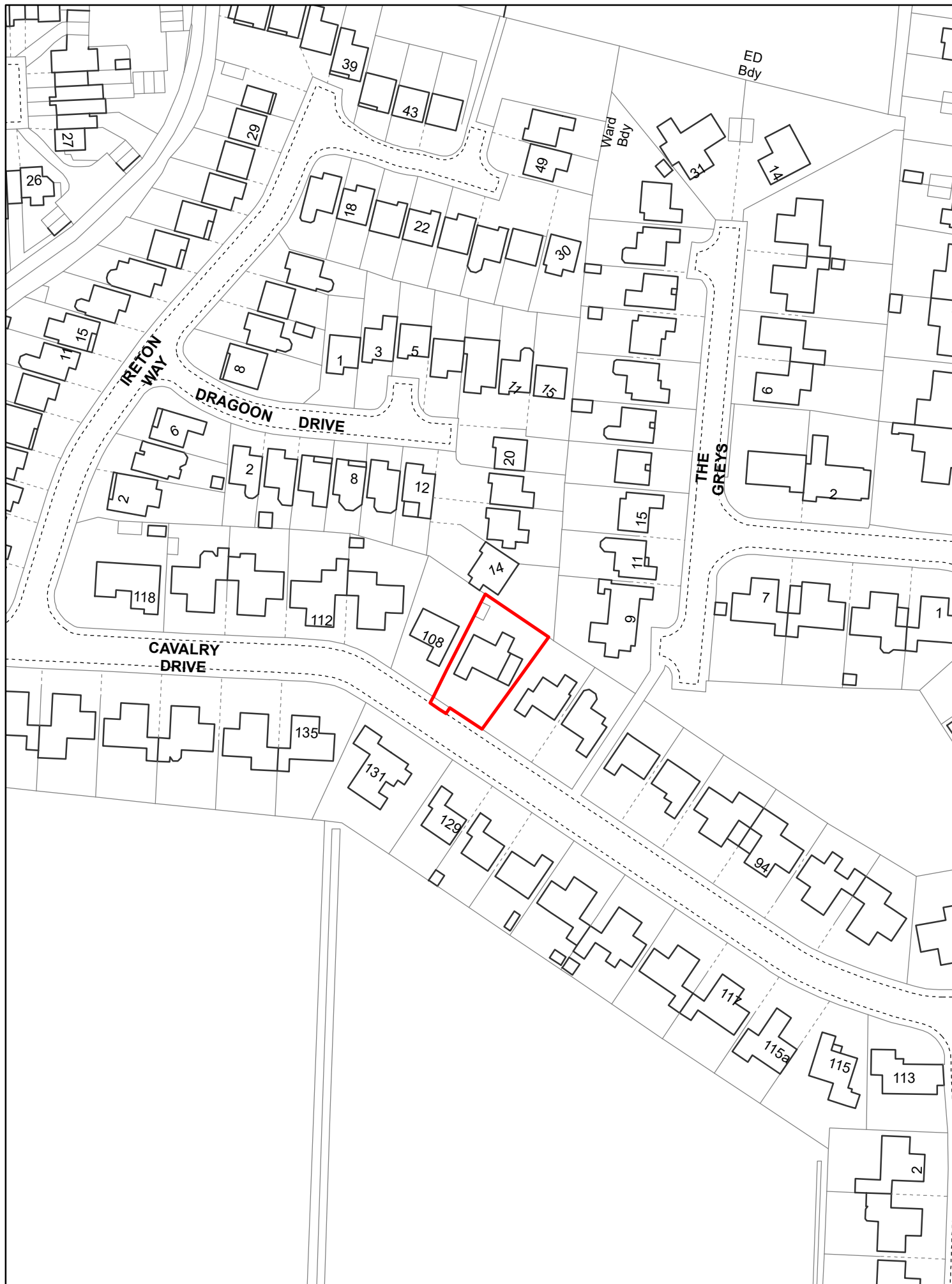
- 11.1. It is considered that the pitched roof element of the scheme would adversely impact on the character of the area. The pitched roof will form an incongruous and highly visible feature within the street scene and would therefore be contrary to Policy LP16 of the Fenland Local Plan 2014.
- 11.2. It is therefore considered that this application is unacceptable as it is contrary to Policy LP16 of the Fenland Local Plan 2014.

12 RECOMMENDATION

12.1. Refuse for the following reason:

1	Policy LP16 of the Fenland Local Plan 2014 requires development to make a positive contribution to the local distinctiveness and character of the area and to respond and to and improve the character of the local built environment. The pitched roof to the garage element of this scheme
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<p>would create an incongruous and visible in the street scene due to the uniformity of the surrounding dwellings. The development would therefore be contrary to the above policy of the Local Plan.</p>



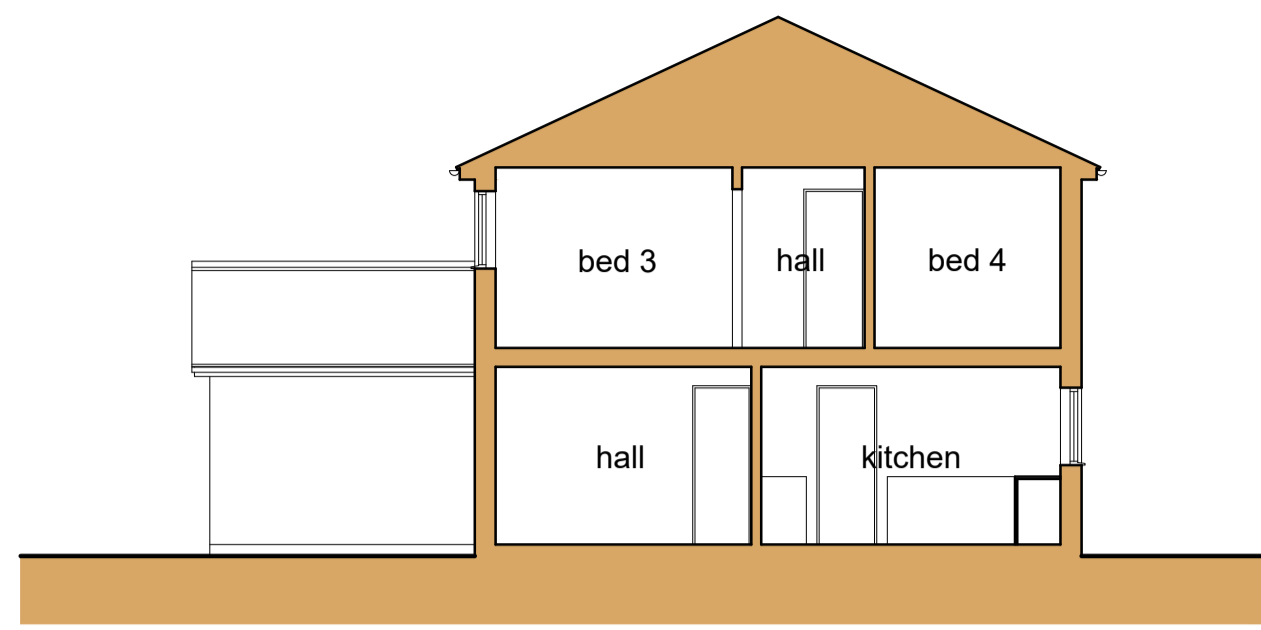
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F/YR21/0199/F

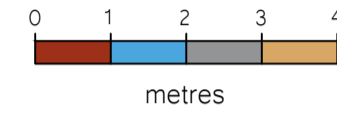
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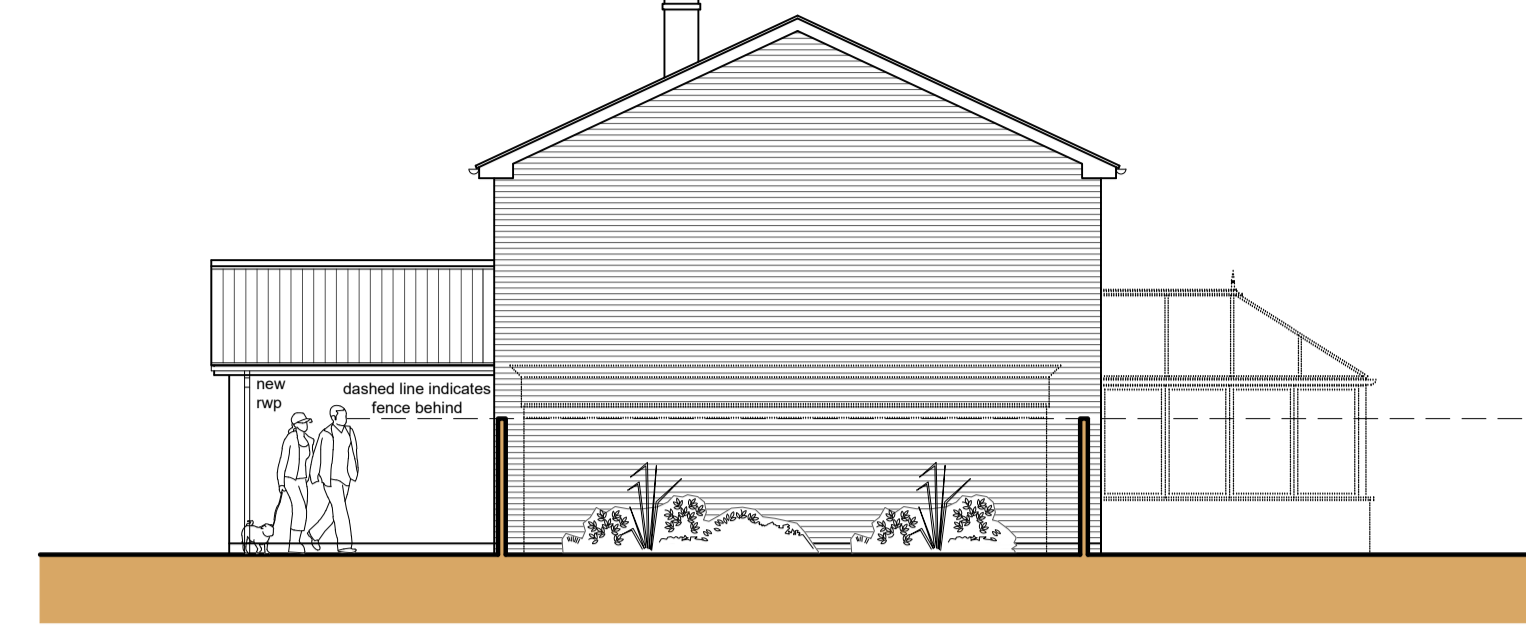
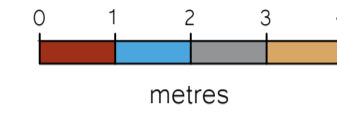
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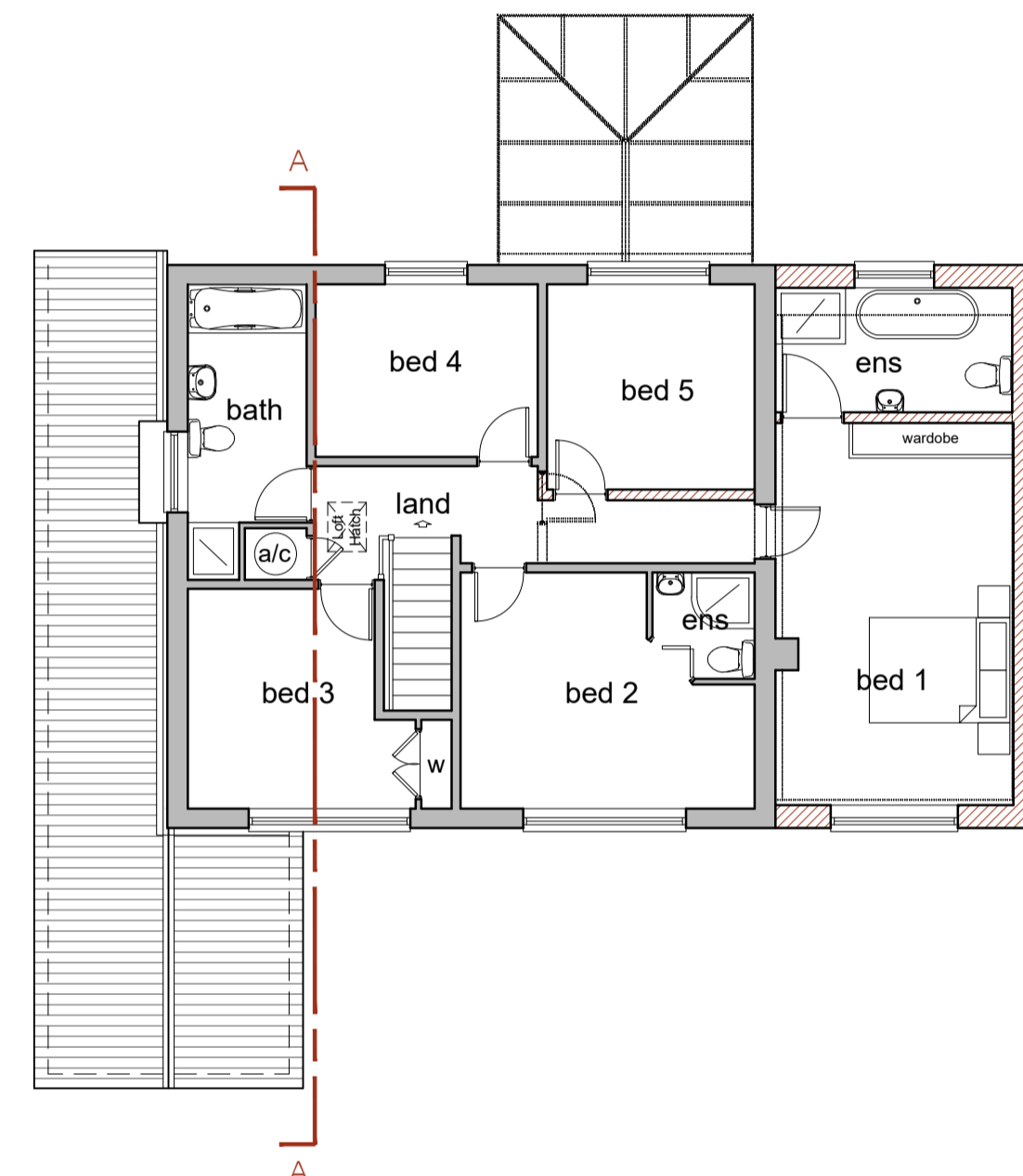
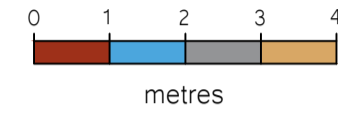
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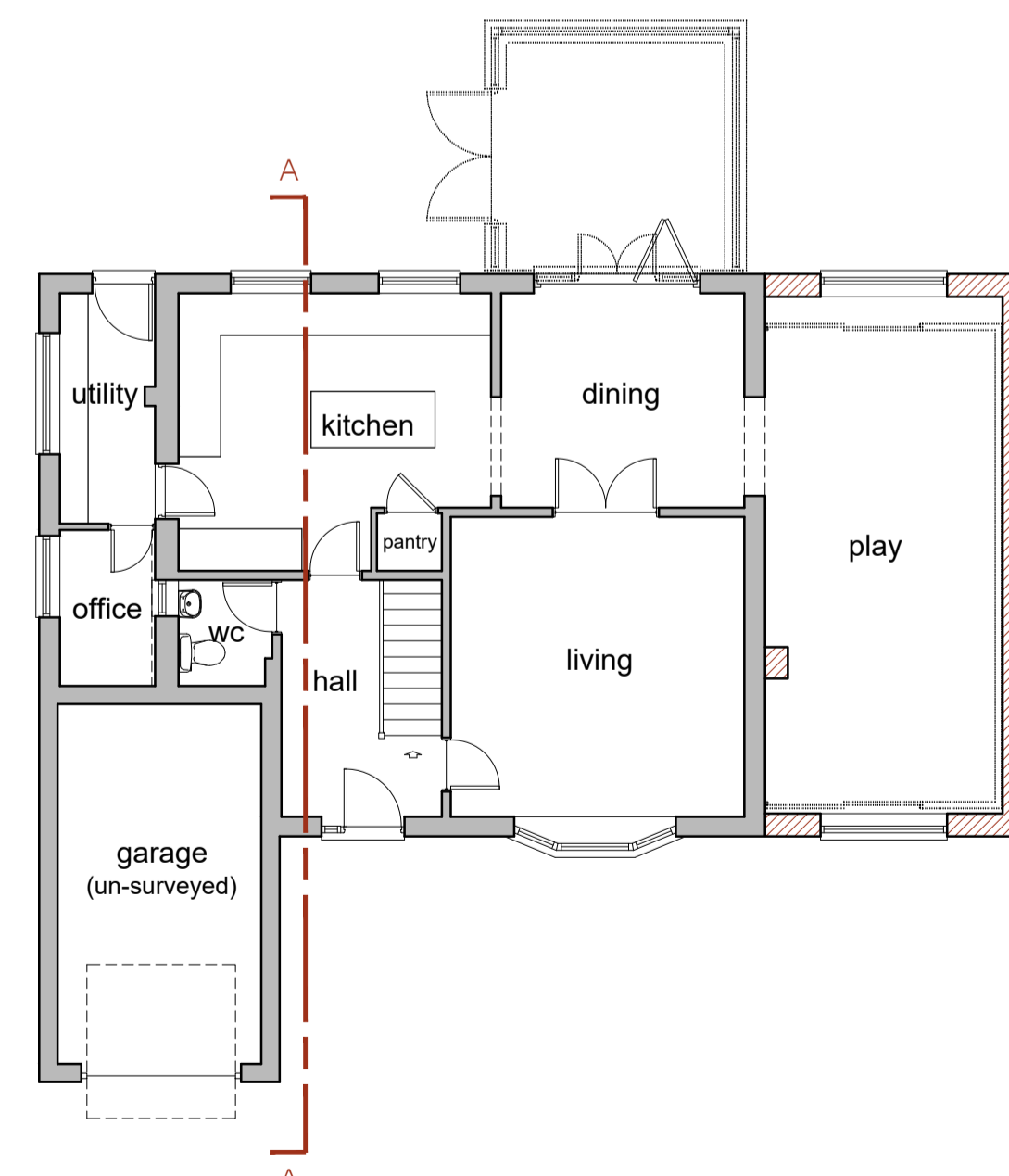
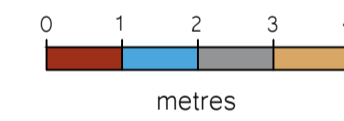
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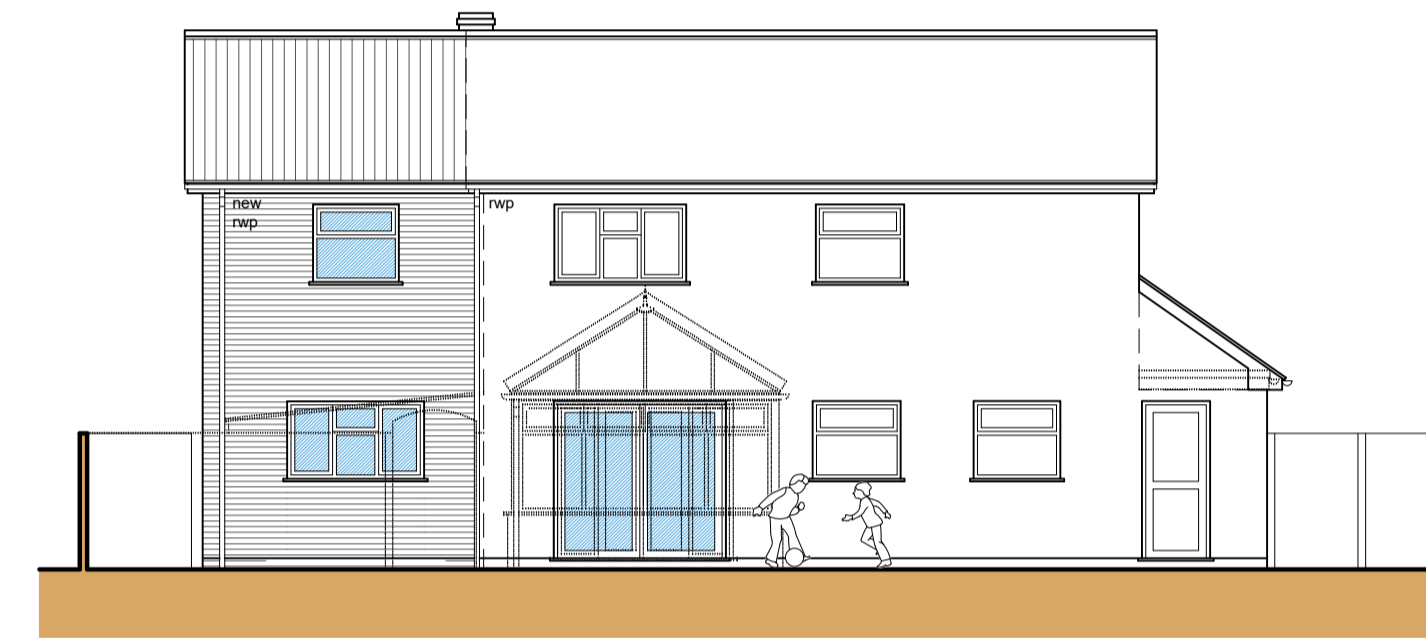
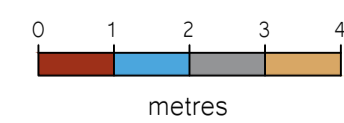
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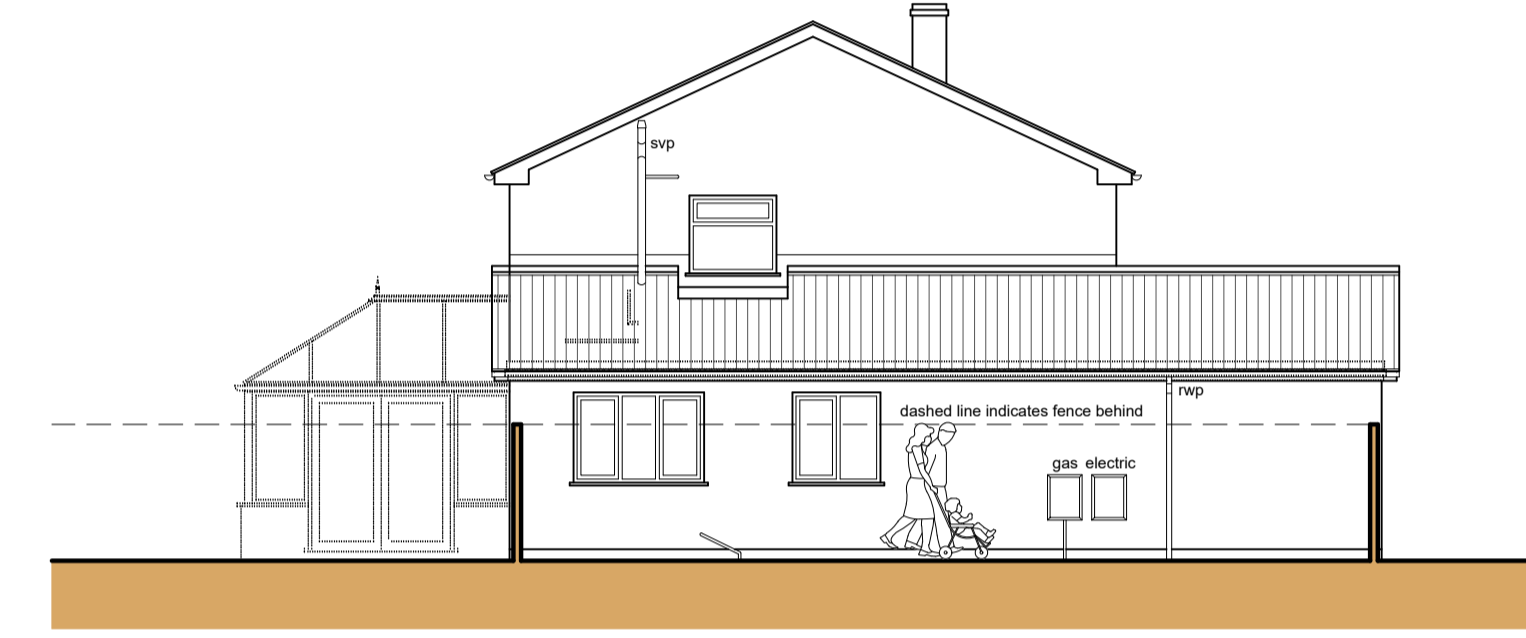
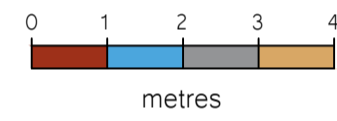
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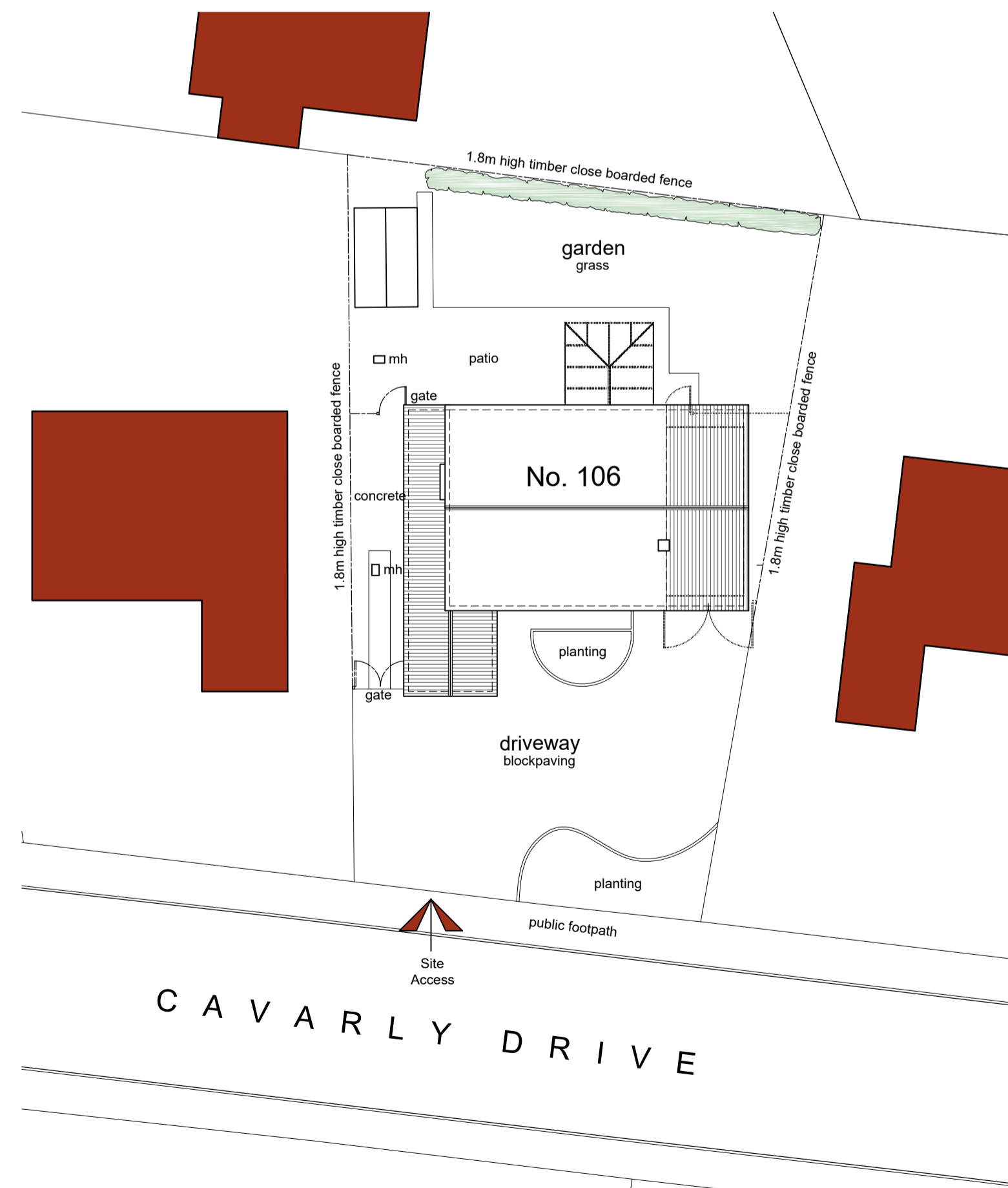
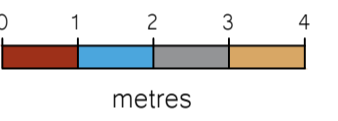
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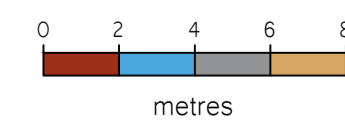
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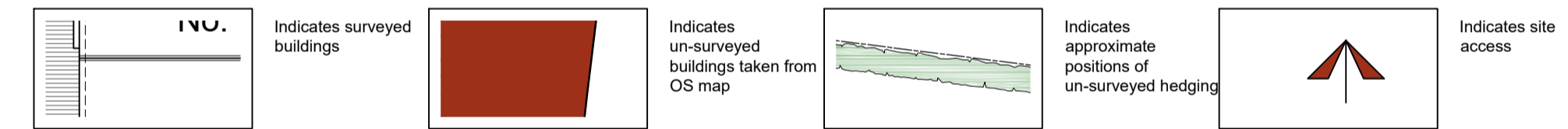


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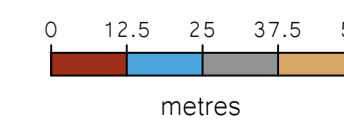


SITE PLAN KEY



Location Plan

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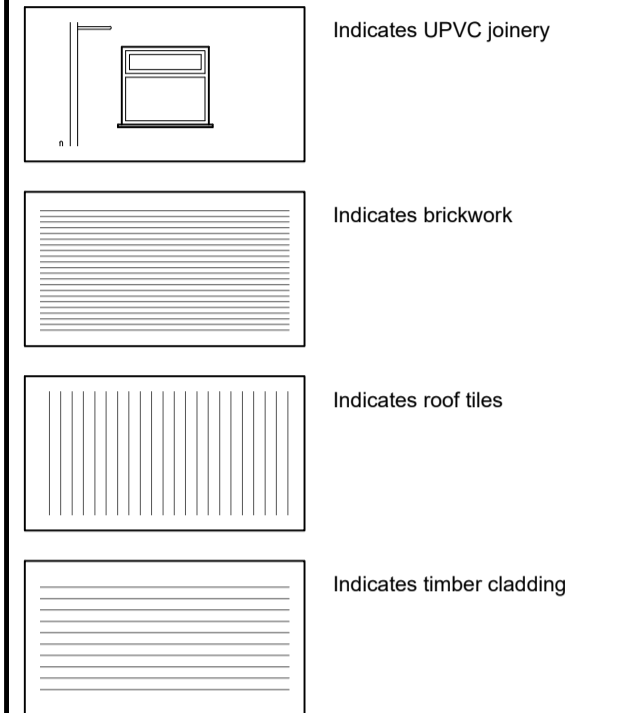


- General Notes
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CONSTRUCTION DESIGN & MANAGEMENT REGULATIONS 2015

The following information must be read in conjunction with the project Risk register. This drawing highlights significant design related Health & Safety Risks present during Construction phase, and Residual Risks which remain post completion. Other Health & Safety Risks associated with Construction Activities may be present, and must be identified by the Principal Contractor prior to works commencing. Design Risks relating to specialist design items must be identified by the relevant specialist designers/ consultants and issued to the Principal Designer.

ELEVATION KEY



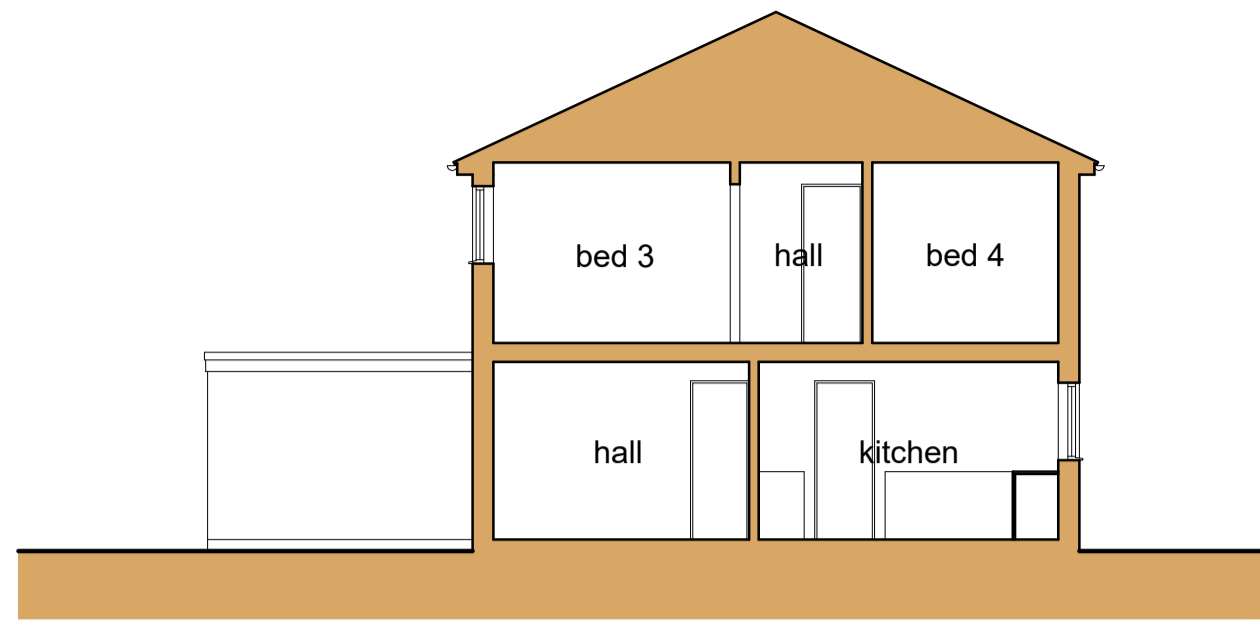
Revisions	
A	Feb 2021 Amended following planning comments

Status
FOR COMMENT

SWANN EDWARDS
ARCHITECTURE

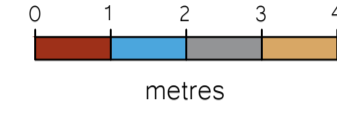
Swann Edwards Architecture Limited, Swann Edwards Architecture,
Black Barn, Fen Road, Guyhirn, Wisbech, Cambs. PE13 4AA
t 01945 450694 e info@swannedwards.co.uk w www.swannedwards.co.uk

Job Title Proposed Extension & Alterations 106 Cavalry Drive, March PE15 9DP for: Mr A Wood	Date January 2020	Drawn by SHe
Drawing Title Planning Drawing	Job No. SE-1418	Checked by G.E.
Dwg No. PP3000	Revision A	Sheet Size A1



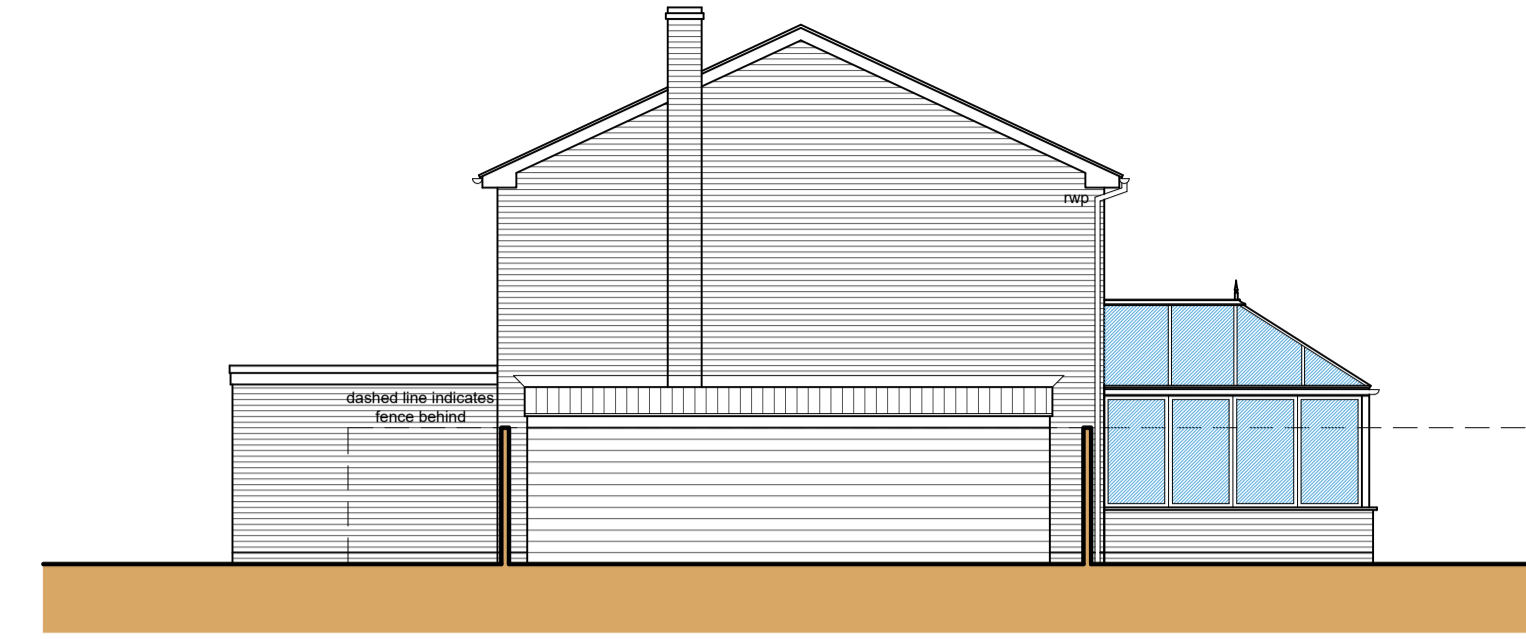
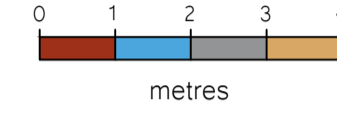
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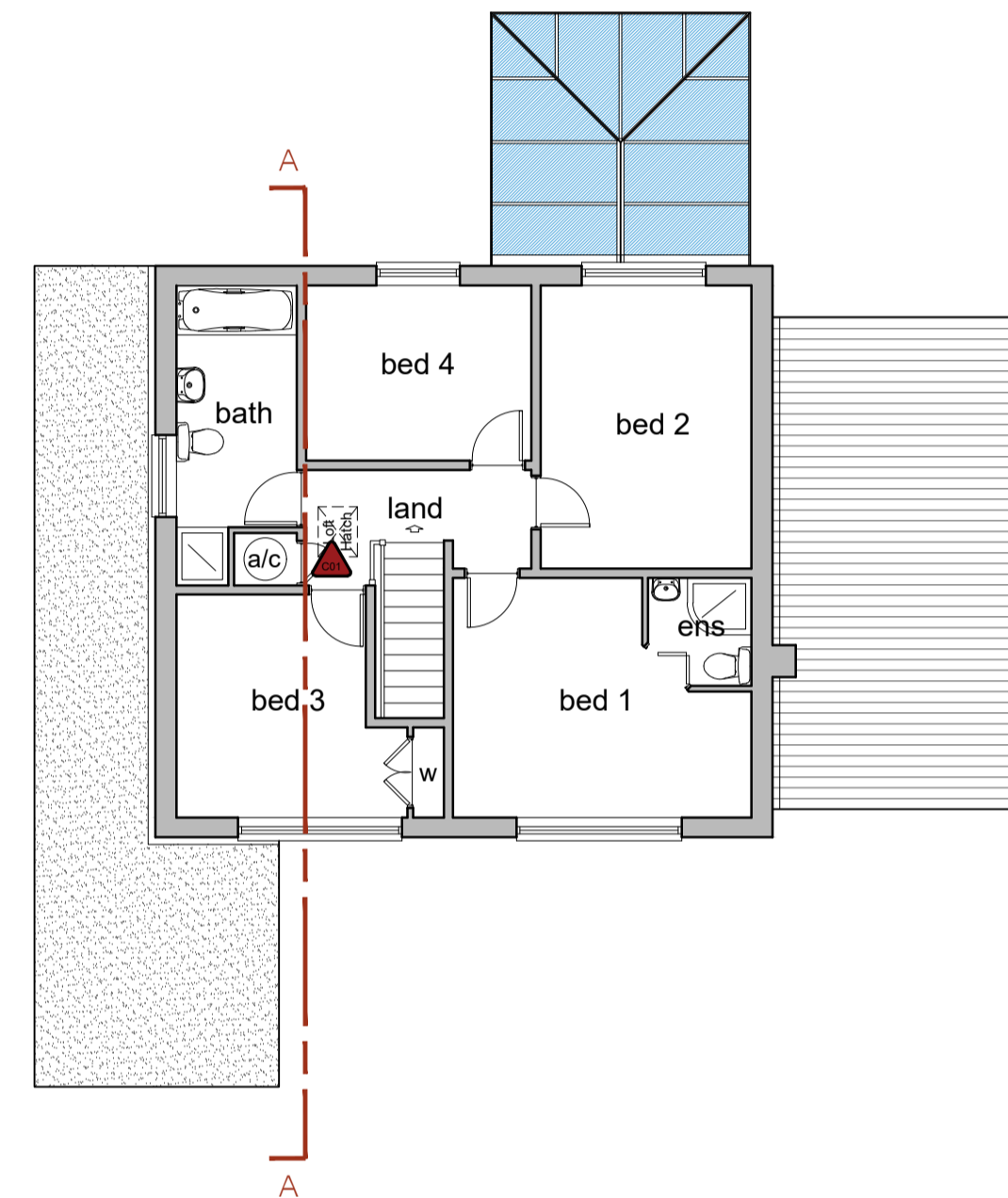
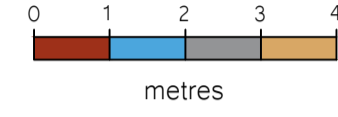
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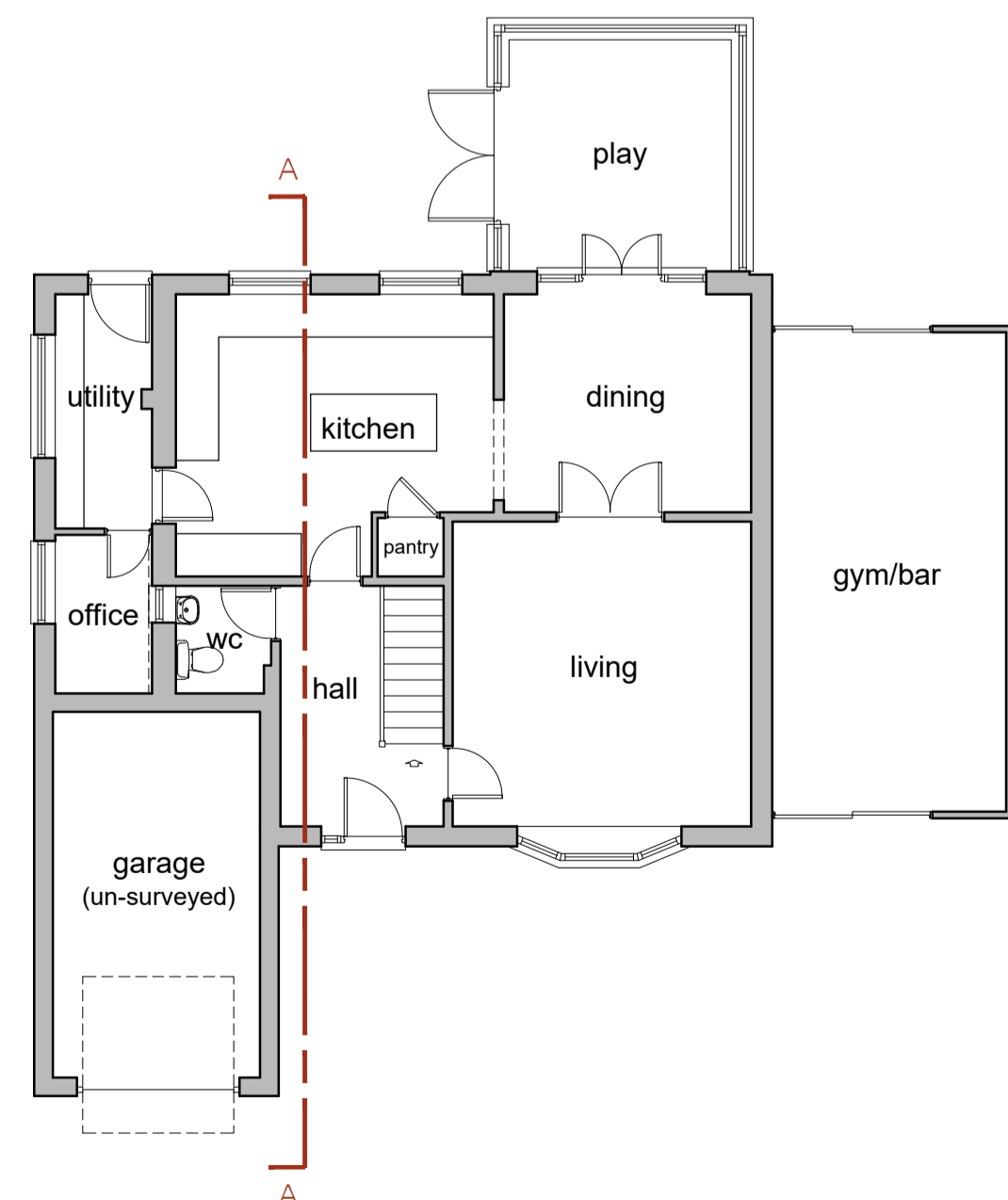
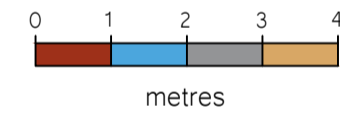
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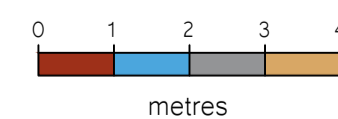
First Floor Plan

Scale: 1:100



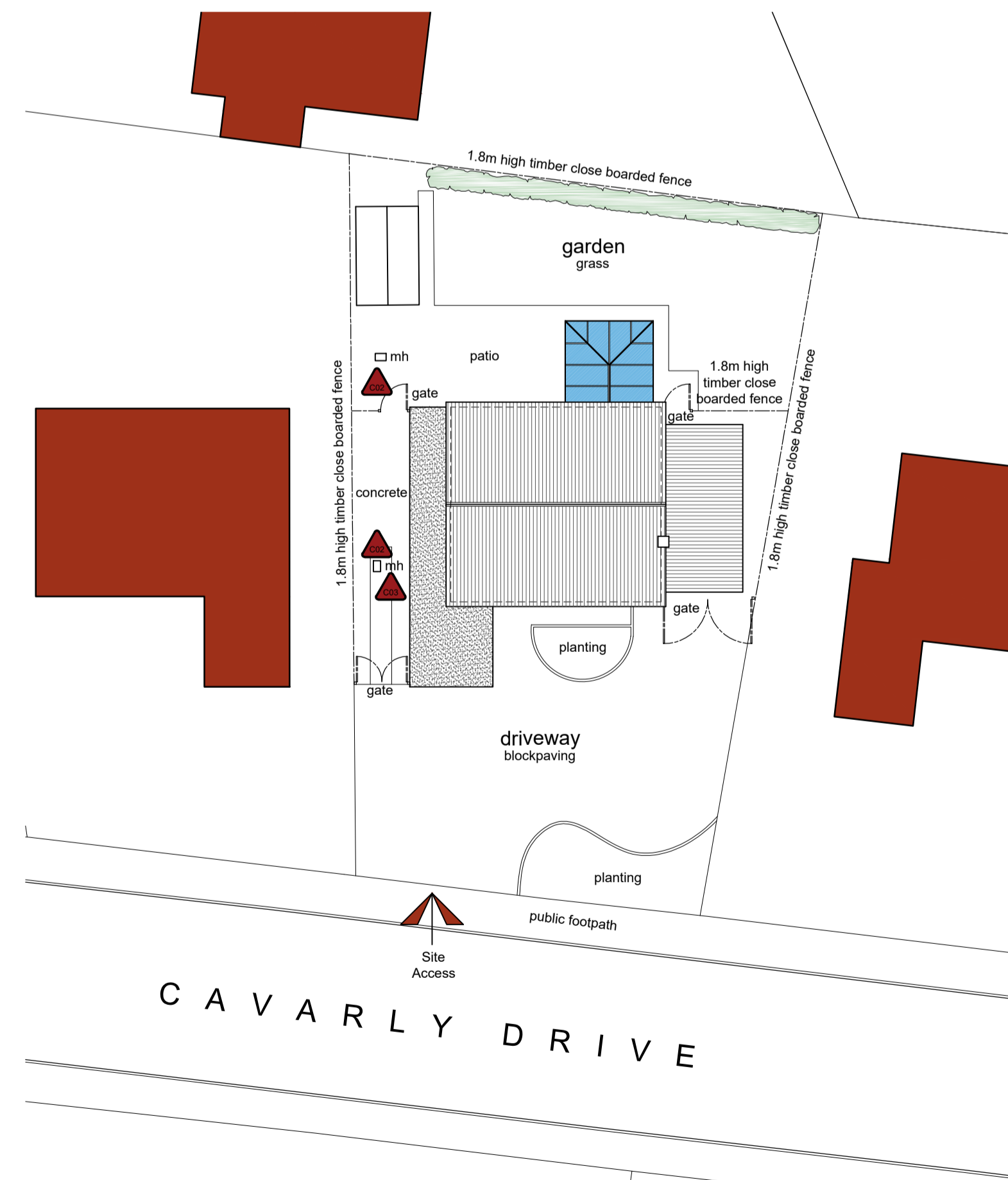
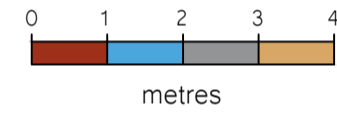
Ground Floor Plan

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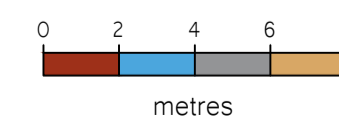
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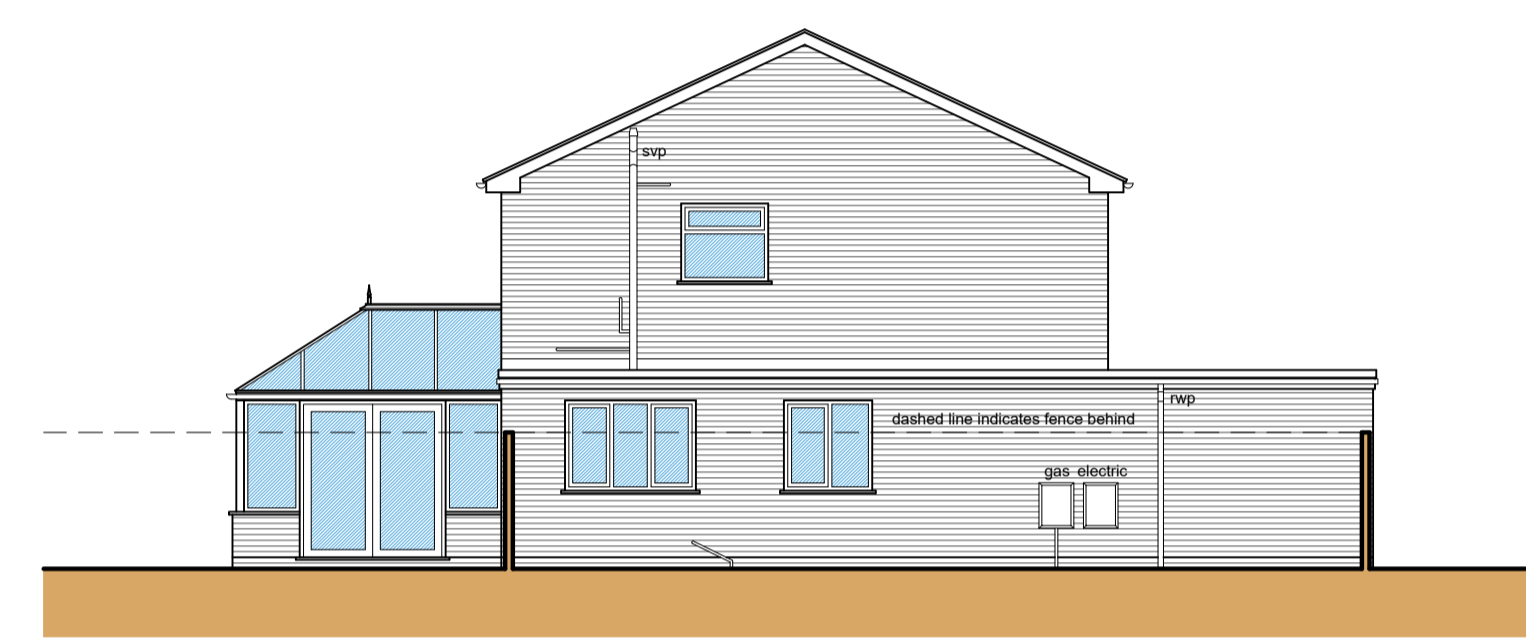
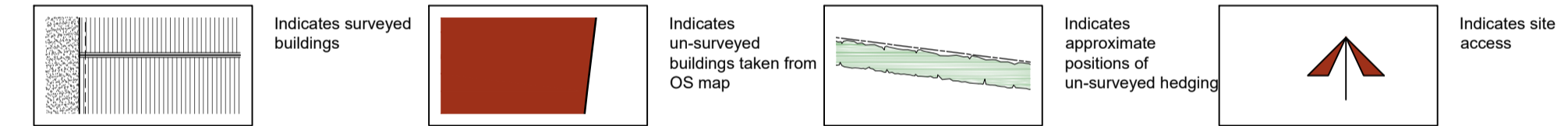


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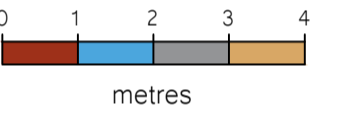


SITE PLAN KEY



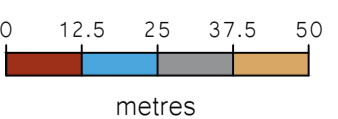
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Location Plan

Scale: 1:1250



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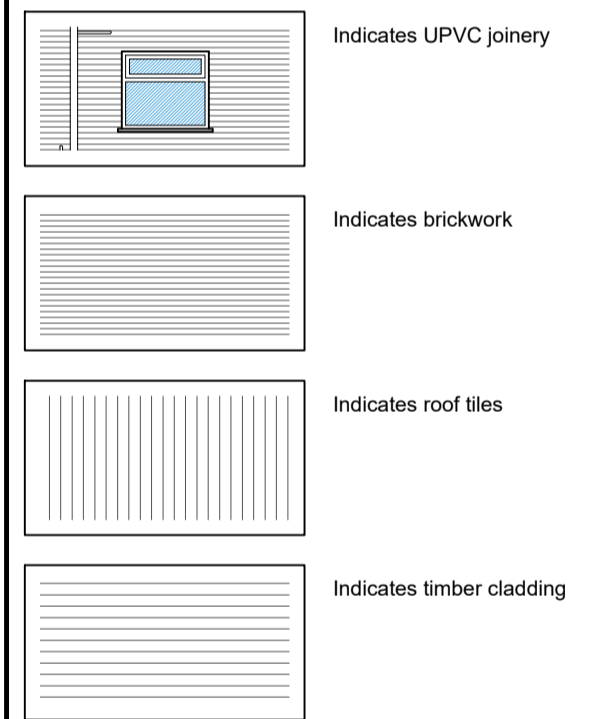
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C01	Boiler
C02	Inspection chambers
C03	Gas & electric meters



ELEVATION KEY



Revisions

A	Feb 2021	Amended following planning comments
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Status
AS EXISTING

SWANN EDWARDS
ARCHITECTURE

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t 01945 450694 e info@swannedwards.co.uk w www.swannedwards.co.uk

Proposed Extension & Alterations 106 Cavalry Drive, March PE15 9DP for: Mr A Wood	Job Title	Date	Drawn by
	Survey Drawing	May 2020	SHE
	Job No.	Checked by	Sheet Size
	SE-1418	G.E.	A1
	Dwg No.	Revision	
	100	A	