
F/YR21/1369/F

Applicant: Mr & Mrs Khan

**Agent: Mrs Alex Patrick
Alexandra Design**

West Barn, Broad Drove West, Tydd St Giles, Wisbech

Erect a 2-storey side extension and balcony to existing dwelling including 3.4 metre high (approx) gates/brick wall to entrance and alterations to entrance driveway

Officer recommendation: Refuse

Reason for Committee: Referred by Head of Planning on advice of Committee Chairman

1 EXECUTIVE SUMMARY

- 1.1. This application seeks full planning approval to erect a 2-storey side extension and balcony to existing dwelling including the installation of 3.4 metre high (approx) gates/brick wall to the site entrance and alterations to the entrance driveway at West Barn, Broad Drove West, Tydd St Giles.
- 1.2. The application site has current planning permission for a similar scheme, that was approved in June 2021 (F/YR21/0333/F). During consideration of the earlier scheme, significant negotiations were undertaken with the applicant to resolve design issues pertaining to the proposal. The final design was considered to reflect the existing simplistic character of the barn and was approved on this basis. However, the application considered herein seeks a significant alteration to the scheme that was originally agreed that contradicts the agreed design of the earlier approval.
- 1.3. From the scale and design of the revised scheme, it is evident that the proposed extension will be overwhelmingly dominant in scale and massing when compared with both the existing dwelling and the previously approved extension scheme, which will result in the extension being significantly prominent in the wider countryside landscape, particularly when compared with the existing modest adjoining barn conversions, in contravention of Policies LP12 and LP16.
- 1.4. The below assessment considers that the proposed extension scheme is unacceptable with regard to design and character, and scale and massing at the detriment of the host dwelling and wider countryside landscape, in contravention of Policies LP12 and LP16 (d), and as such the recommendation is to refuse the application.

2 SITE DESCRIPTION

- 2.1. The site is located in Flood Zone 3, within the open countryside to the north side of Broad Drove West in Tydd St Giles. The host dwelling, West Barn, is a single storey, utilitarian, converted barn/stable building with a distinct character. It is the western most development in a complex of barns/stables made up of West Barn and a further conversion known as The Willows, that was likely historically linked as one unit. The development forms an inverted U-shape with the central courtyard (positioned to the rear elevation of West Barn) forming the amenity space associated with The Willows.
- 2.2. The conversion of the barns to dwellings has retained the original functional character of the barns and is well suited to the agricultural surrounds in which it is located.
- 2.3. The 0.8ha site is bounded by 1.2m post and rail timber fencing and mature vegetation with large, grassed areas either side of the gravel driveway access that includes a 5-bar timber entrance gate.

3 PROPOSAL

- 3.1. This application seeks full planning approval to erect a 2-storey side extension and balcony to existing dwelling including the installation of 3.4 metre high (approx) gates/brick wall to the site entrance and alterations to the entrance driveway.
- 3.2. The extension will project approximately 32m to the west of the existing dwelling, by a depth of approximately 5.3m. The 2-storey extension will include a gable roofline reaching a maximum ridge height of approximately 6.7m and an eaves height of approximately 5m for the entire length of the extension. Furthermore a 1.7m x 3.4m balcony is proposed to the western side elevation, at a height of approximately 2.7m. The extension is proposed to facilitate 2 bedrooms, a library, gym and family room on the ground floor, and a further 6 en-suite bedrooms on the first floor.
- 3.3. In addition to the extension, there are proposed alterations to the windows and doors of the main dwelling, both on the eastern and western elevations.

4 SITE PLANNING HISTORY

F/YR21/0333/F	Erect a part 2-storey, part single-storey side extension to existing dwelling including 3.4 metre high (approx.) gates/brick wall to entrance and alterations to entrance driveway	Granted 18.06.2021
F/YR13/0643/F	Erection of extension for additional stables and store room to existing stable yard	Granted 18.10.2013
F/YR08/0732/F	Erection of extension for additional storage to existing stables	Granted 19.09.2008
F/YR03/1357/F	Change of use of barn to 4-bed bungalow The Willows Broad Drove West	Granted 30.01.2004
F/YR02/1295/F	Change of use of barn to 4-bed bungalow and erection of stable block and garage Chestnut House Broad Drove West	Granted 06.02.2003
F/YR02/1294/F	Change of use of barn to 3-bed dwelling for use as holiday accommodation/annexe to existing dwelling The Willows Broad Drove West	Granted 06.02.2003

5 CONSULTATIONS

5.1. North Level Internal Drainage Board

North Level District IDB has no comment to make with regard to this application.

5.2. Tydd St Giles Parish Council

The members of the Parish Council's Planning Committee considered this application at their recent meeting. They resolved to offer no objection.

5.3. Local Residents/Interested Parties – No comments received

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) July 2021

Para 2 – Applications be determined in accordance with the development plan;

Para 11 – Presumption in favour of sustainable development;

Para 80 – Development within the countryside;

Para 110 – 112 – Promoting sustainable transport;

Para 130 – Creation of high quality buildings;

Para 159 – Development in flood risk areas;

7.2. National Planning Practice Guidance (NPPG)

7.3. National Design Guide

Context

Built Form

7.4. 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

LP12 - Rural area development policy

LP14 - Responding to climate change and managing the risk of flooding

LP15 - Facilitating the creation of a more sustainable transport network

LP16 - Delivering and protecting high quality environments across the district

8 KEY ISSUES

- **Principle of Development**
- **Character and design**
- **Rural Areas Development**
- **Residential Amenity**
- **Flood risk**
- **Other Considerations**

9 BACKGROUND

- 9.1. The application site has current planning permission for the erection of a part 2-storey, part single-storey side extension to existing dwelling including the installation of 3.4 metre high (approx.) gates/brick wall to entrance and alterations to entrance driveway, that was approved in June 2021 (F/YR21/0333/F).
- 9.2. During consideration of the above scheme, significant negotiations were undertaken with the applicant to resolve design issues pertaining to the proposal. Originally, the scheme sought to include design features that were not considered in keeping with the character of the existing barn. Several iterations of the design of the scheme were put forward by the applicant, including floor layouts that would mask large swathes of the existing barn (eroding its character) and the use of extensive glazing, Juliet balconies and high ridge and eaves heights, etc on the proposed extension, which were considered wholly inappropriate in the context of the barn. During extensive consideration of the scheme, the LPA offered significant advice to the applicant on what would be considered appropriate in the spirit of working proactively with the applicant to finalise a scheme that would address the applicant's needs whilst maintaining the overall utilitarian character of the barn in this rural setting, to which the applicant obliged.
- 9.3. The final design was considered to reflect the existing simplistic character of the barn and was approved on this basis, retaining the interest and character of the existing barn and offering a substantial new addition that would be in keeping with the surrounding countryside.
- 9.4. However, the application considered herein seeks to erect a 2-storey side extension and balcony to existing dwelling including 3.4 metre high (approx) gates/brick wall to entrance and alterations to entrance driveway, which is a significant alteration to the scheme that was originally agreed. It should be noted that the LPA did approach the applicant to consider amending the design of the scheme, considered herein, to be more in keeping with its surrounds, but this opportunity was rejected by the applicant.

10 ASSESSMENT

Principle of Development

- 10.1. The site is located in the open countryside to the south west of the village of Tydd St Giles. Accordingly, the principle of development will be supported in regard to the Rural Areas Development Policy LP12, where it can be established that the development will not harm the wide-open character of the countryside.
- 10.2. Furthermore, the principle of development would be supported where it meets the necessary criteria of the Local Plan with regard to character and amenity (Policy LP16), and any site constraints such as flood risk (LP14) or highway safety (LP15) that would render the scheme unacceptable.

Character and design

Extension

- 10.3. The proposed extension is intended to reflect the previously agreed shape of the approved scheme, set perpendicular to the west of the existing dwelling. As before, this orientation is considered to reflect the existing inverted U-shape of the existing complex of barns comprising West Barn and The Willows and is acceptable in terms of its orientation.
- 10.4. However, this revised scheme will see the entirety of the extension raised to a substantial 2-storey height, reaching a maximum ridge height of approximately 6.7m, with eaves to reach a maximum height of approximately 5m for the entirety of its near 32m length. For context, the 2-storey element of the earlier approved scheme was proposed to reach 6.3m to the ridge and 4m to the eaves for approximately 20m before dropping to single storey height for the remainder. Furthermore, the existing barn at the site reaches a modest 4.1m to its ridge and 2.5m to its eaves.
- 10.5. Therefore it is evident that the proposed extension will be overwhelmingly dominant in scale and massing when compared with both the existing dwelling and the previously approved extension scheme, which will result in the extension being significantly prominent in the wider countryside landscape, particularly when compared with the existing modest adjoining barn conversions, in contravention of Policies LP12 and LP16.
- 10.6. Furthermore, the proposed extension intends to include significant areas of glazing and timber clad panelling to the front, rear and side elevations. However, the main dwelling has significant historical and architectural merit with regard to its external appearance. As such, the proposed external materials and design features of the proposed extension will detract from the existing simplistic, utilitarian style of the host dwelling, which may also detrimentally impact on its historic character. Ultimately it is considered that the overall scheme would result in the extension appearing totally out of character when compared with the existing dwelling, and could no longer be considered to read as a natural progression of barns alongside the existing barn complex to which it belongs. The overall design of the extension would instead appear dramatically contemporary and jarring with the overall rural character of its subservient host in contravention of Policy LP16.
- 10.7. Despite the distance of the proposed extension from the highway, the overall scale of the proposed development may result in the scheme being particularly apparent within the wider landscape. This, coupled with its intended contemporary design will be a dominant and incongruous feature in an area of sporadic rural development, which may impact the character of the open countryside in contravention of Policy LP12.
- 10.8. Given the above, it is considered that the proposed extension scheme is unacceptable with regard to design and character, and scale and massing at the detriment of the host dwelling and wider countryside landscape, in contravention of Policies LP12 and LP16 (d), and can therefore not be supported.

Gates

- 10.9. The proposed gates/brick piers are somewhat out of character with the utilitarian nature of the host dwelling and surrounds. However, the proposed gated offered within this application are no different to those on the previous approval under F/YR21/0333/F and are therefore considered acceptable.

Residential Amenity

- 10.10. The proposed extension is positioned such that there will be negligible impacts to neighbouring residential amenity. The proposed extension will be positioned approximately 30m from the nearest residential dwelling to the east, The Willows, and as such there will be no issues of overlooking or overshadowing to reconcile from this element of the works. Furthermore, there are no instances of neighbouring dwellings to the north or west of the site that will be impacted by the proposed extension. The minor changes proposed to openings within the host dwelling's western elevation will have no issues to reconcile with regard to residential amenity owing to the lack of additional properties to this side. Similarly, the inclusion of a balcony proposed to the west side elevation of the extension will offer no issue to residential amenity to reconcile.
- 10.11. The main impact to residential amenity will be regarding the proposed windows and doors to the rear elevation of the main dwelling. However these are the same as previously approved under F/YR21/0333/F, and any issues to residential amenity here could be safeguarded by the imposition of necessary planning conditions to ensure the scheme conforms to Policies LP2 and LP16 (e).
- 10.12. Notwithstanding, negligible impacts to residential amenity does not overcome the issues relating to impacts on design and character as considered above.

Flood risk

- 10.13. The application site is located in Flood Zone 3.
- 10.14. Guidance from the Environment Agency suggests that extensions less than 250m² within flood zone 3 can be permitted as long as floor levels are set no lower than existing levels, to mitigate the risk of flooding of the development. The submitted plans depicting the proposed extensions suggest that that floor levels within the extension will match the existing property.
- 10.15. Notwithstanding, the application was supported by a site-specific flood risk assessment that included evidence with regard to flood risk at the site. The flood risk assessment stated that on site surface water drainage will be discharged to soakaways designed to BRE365 requirements, building regulations approval and consultation with local drainage officers if required.
- 10.16. The site lies within the North Level Internal Drainage Board area and were subsequently consulted. However, no comment was made in regard to this application, and in light of the fact that the use is established on site, it is considered reasonable to determine that this part of the proposal is acceptable in terms of flood risk.

10.17. The LPA therefore accept that due consideration has been given to flood risk at the development site and given the established use of the site deem the proposals conform to Policy LP14 of the Fenland Local Plan.

Other Considerations

10.18. The scheme has no implications with regard to private amenity space to address with regard to Policy LP16 (h) as the remaining private amenity space reserved for West Barn is significant.

10.19. Cumulatively the proposed scheme together with the existing dwelling will comprise of 8 bedrooms. Appendix A Parking Standards of the Fenland Local Plan requires dwellings of four bedrooms or more to provide a minimum of three parking spaces. On visiting the site, the Case Officer observed that the parking availability at the site is ample and would allow for the parking of several vehicles and as such the provision is considered acceptable and complies with Policy LP15 with regard to parking provision.

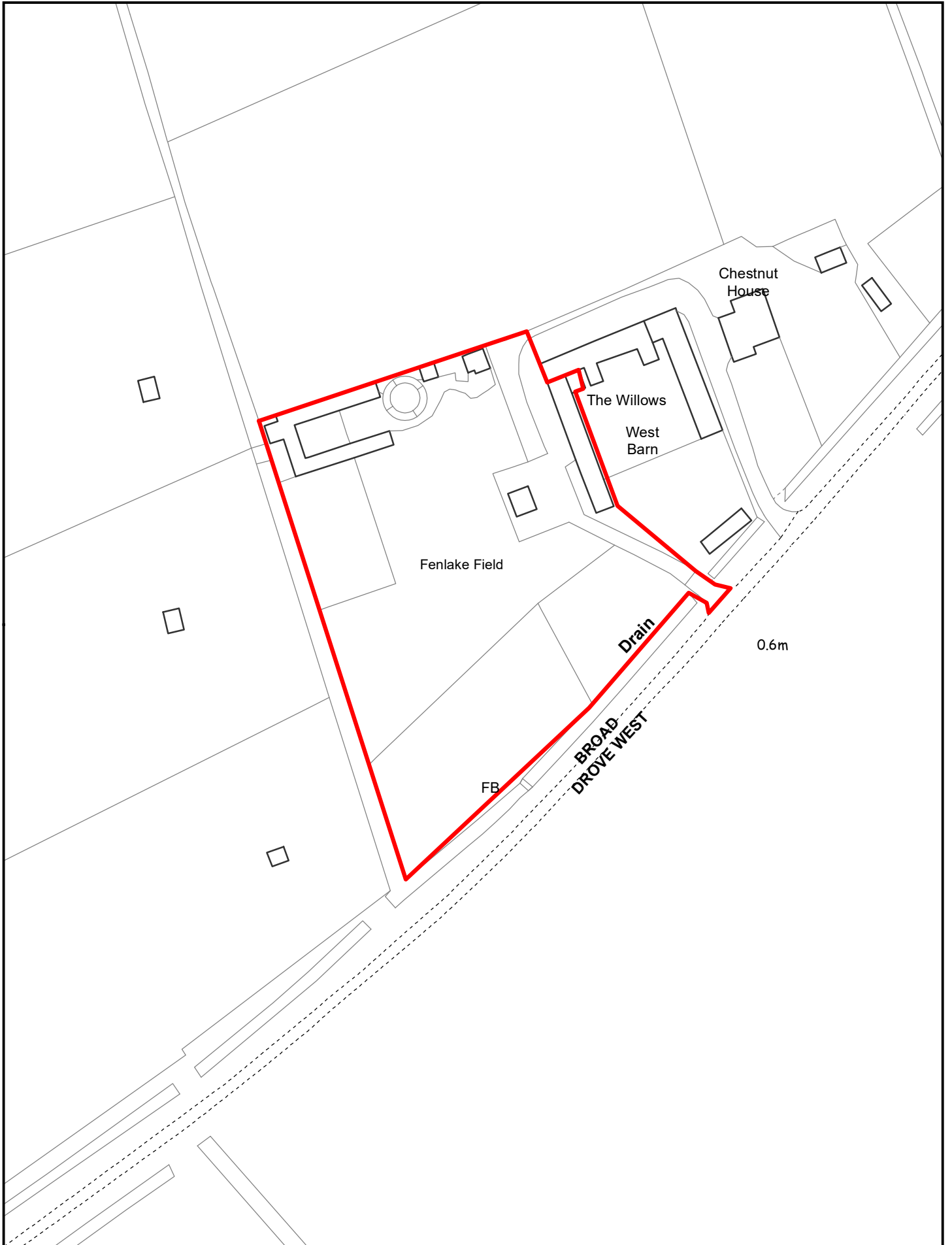
11 CONCLUSIONS

11.1. On the basis of the consideration of the above issues the proposed scheme fails to comply with Policies LP12 and LP16(d) owing to the harm caused to the character and appearance of the area by virtue of the scale and massing of the extension alongside issues pertaining to its intended contemporary character being at odds with the subservient and simplistic style of host dwelling. As such it is concluded that the application is contrary to the relevant planning policies of the development plan and must therefore be recommended for refusal.

12 RECOMMENDATION

Refuse, for the following reason;

1	Policy LP12 seeks to support development that does not harm the character of the countryside. Policy LP16 (d) of the Fenland Local Plan (2014) and Policy DM3 of Delivering and Protecting High Quality Environments in Fenland Supplementary Planning Document (2014) requires development to deliver and protect high quality environments through, amongst other things, making a positive contribution to the local distinctiveness and character of the area, reinforcing local identity and does not adversely impact, either in design or scale terms, on the landscape character of the surrounding area. By virtue of its design, scale and mass the proposed development situated to the west of the existing host dwelling, a simple historic barn conversion, known as West Barn, would appear incongruous and dominant within the wider rural landscape and would therefore be to the detriment of the character and appearance of the area. As such, the proposal would be contrary to the requirements of the Policies LP12, LP16(d) and DM3 (2014).
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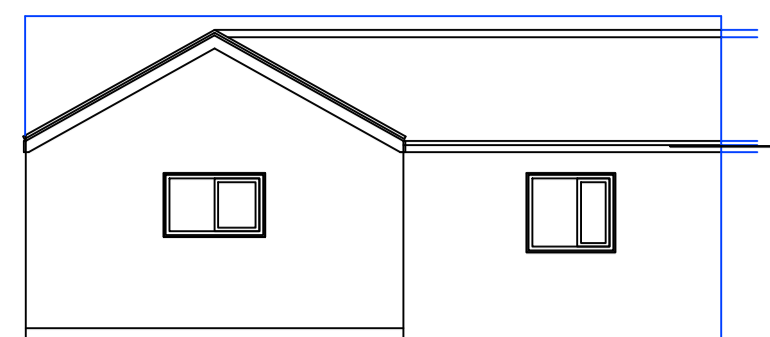
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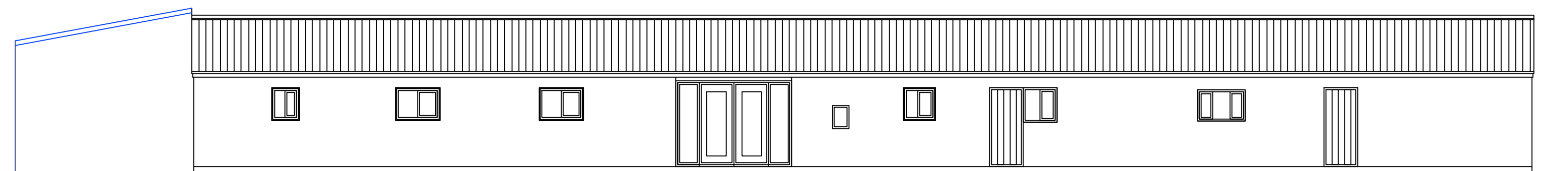


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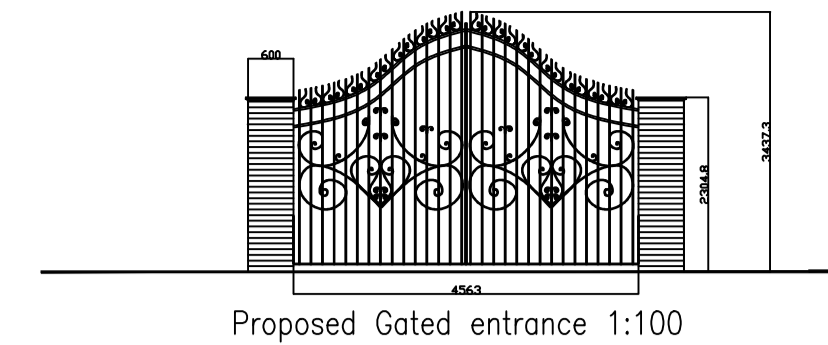
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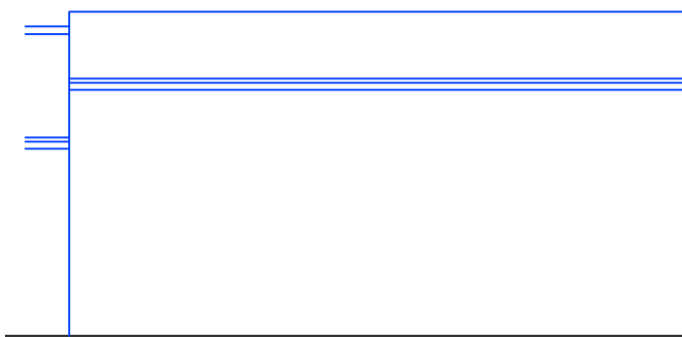
Existing Front Elevation 1:100



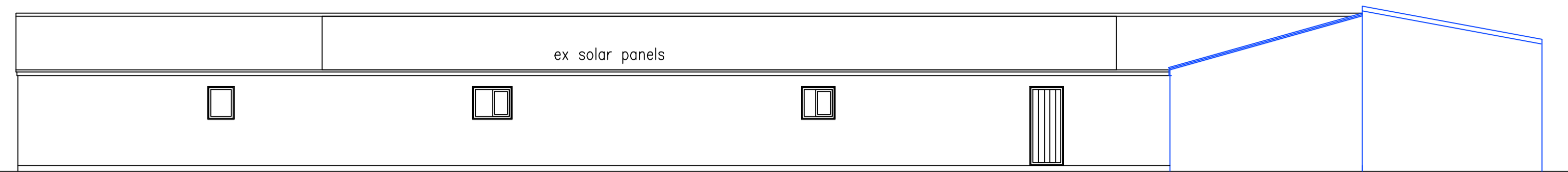
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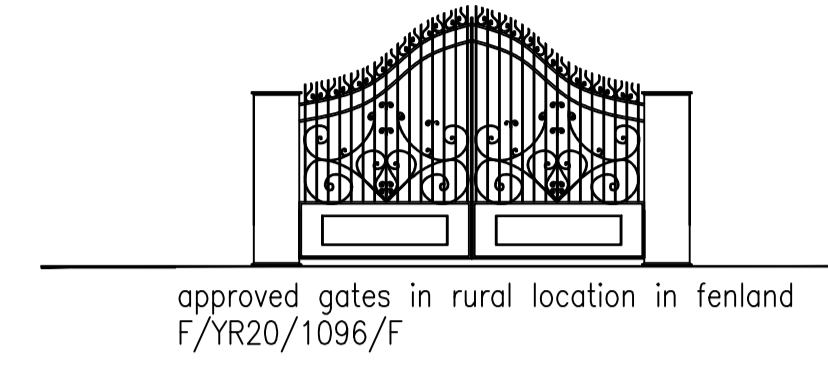
Proposed Gated entrance 1:100



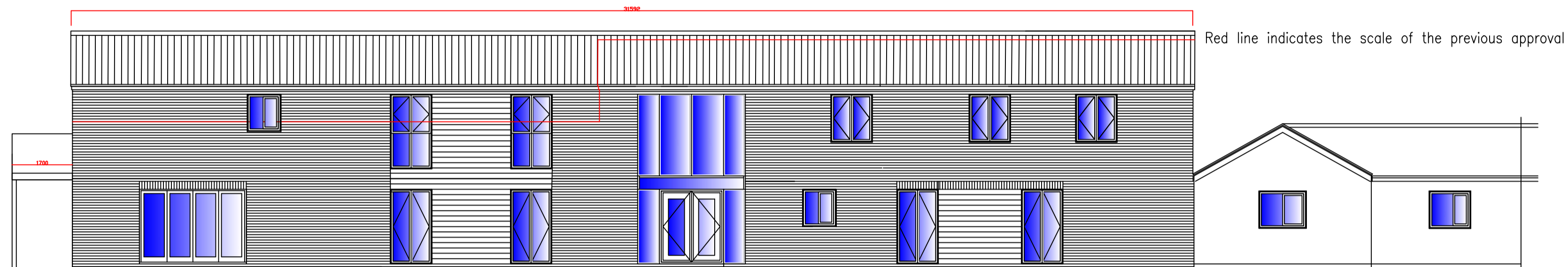
Existing Rear Elevation 1:100



Existing Side Elevation 1:100

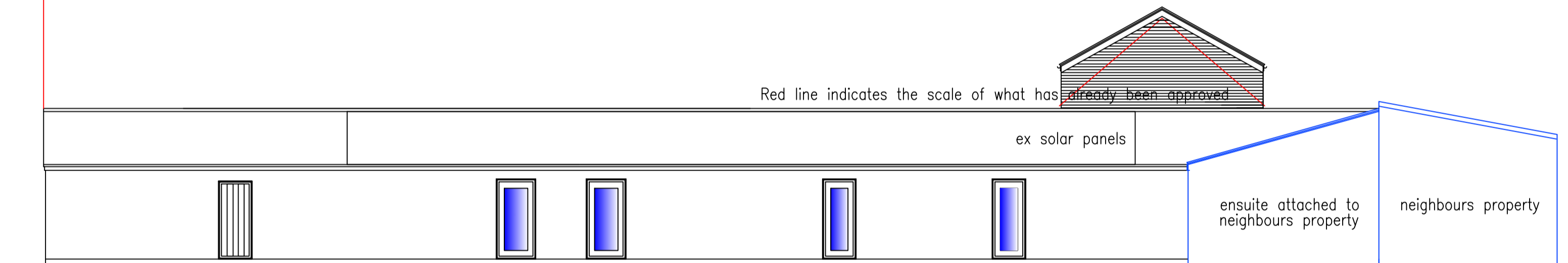
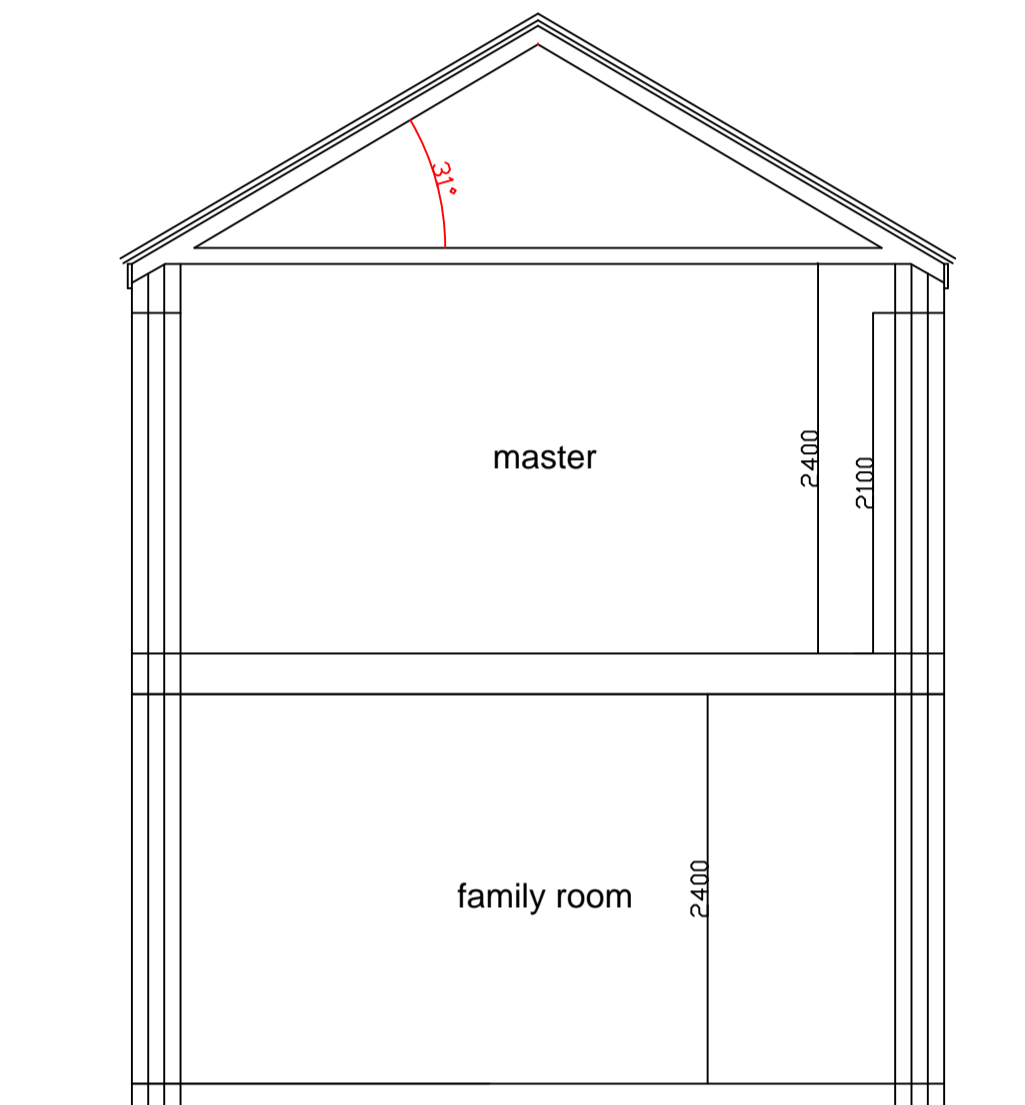


approved gates in rural location in fenland F/YR20/1096/F



Proposed Front Elevation 1:100

Red line indicates the scale of the previous approval



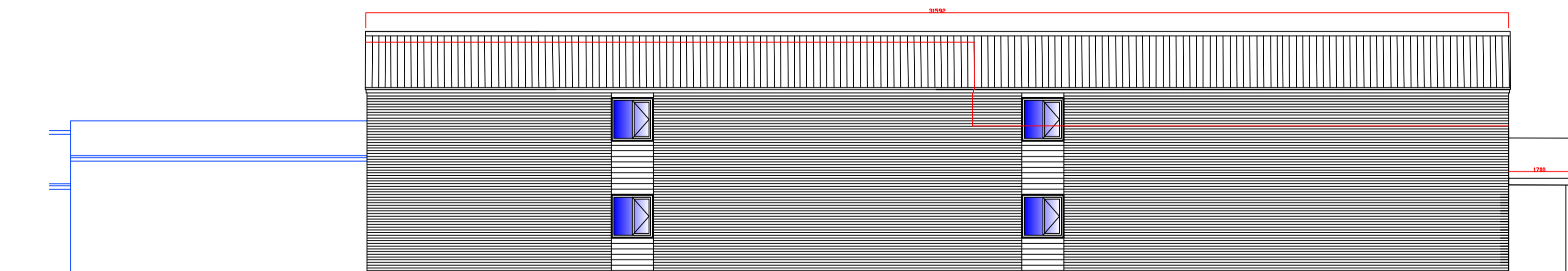
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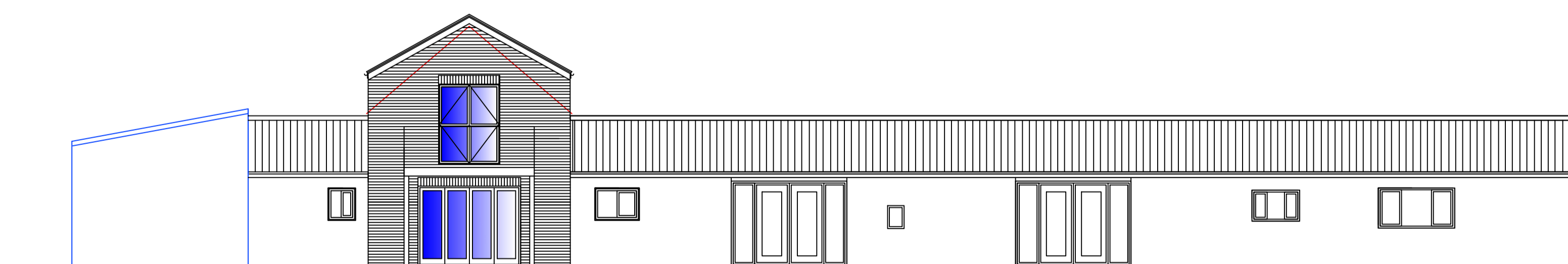
ex solar panels

ensuite attached to neighbours property

neighbours property



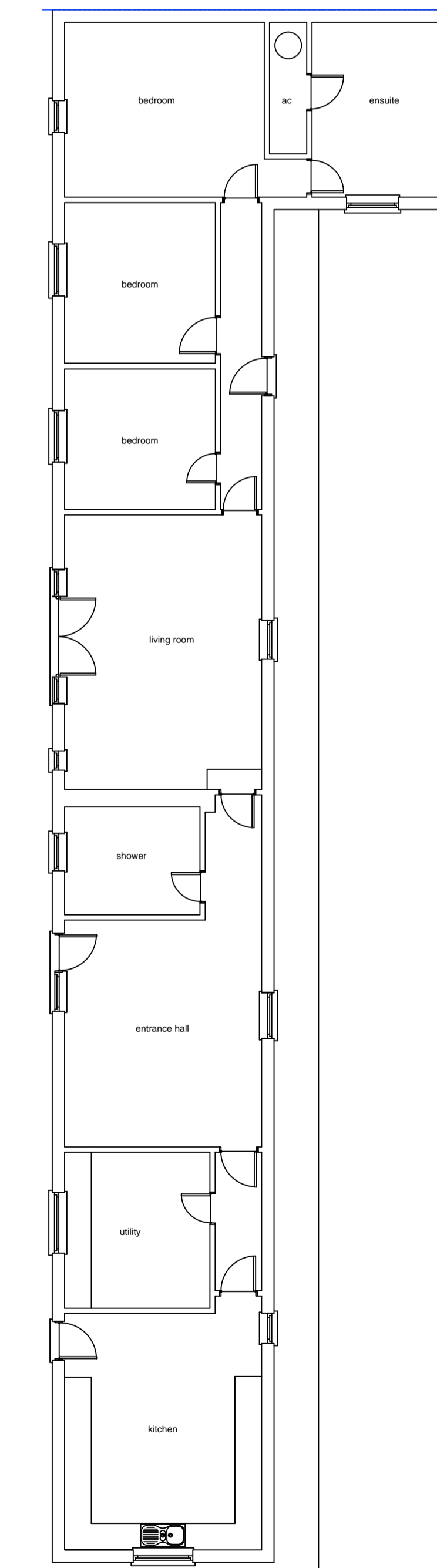
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Proposed Side Elevation 1:100

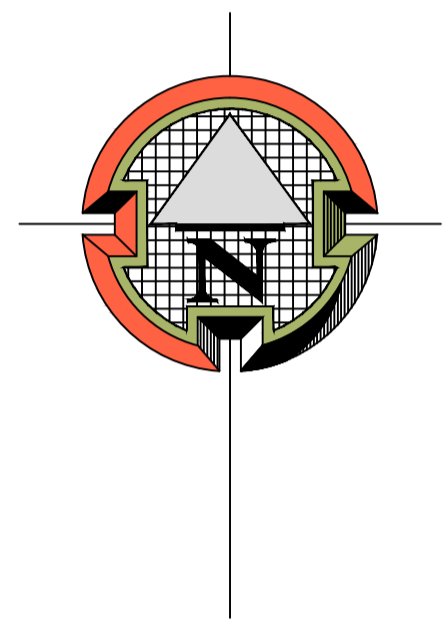


Existing Location Plan 1:1250



Existing Floor Plan 1:100

General Notes:
-Dimensions on all drawings are shown in "mm".
-The contractor,sub-contractor and supplies must verify all dimensions before commencement of any works on site.
-This drawing is to be read in conjunction with any relevant engineers and specialist sub-contractor drawings and specifications.



Revisions:

Reference:
106/pl01

Pages:
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Scale:
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Project:
Proposed extension, alteration of drive and installation of a gated entrance

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West Barn
Broad Drive West
Tydd St Giles

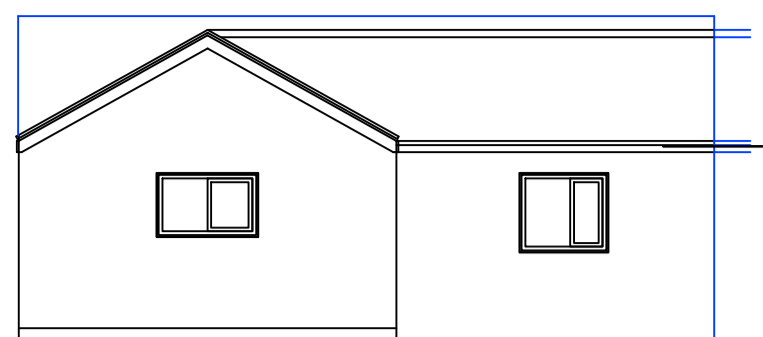
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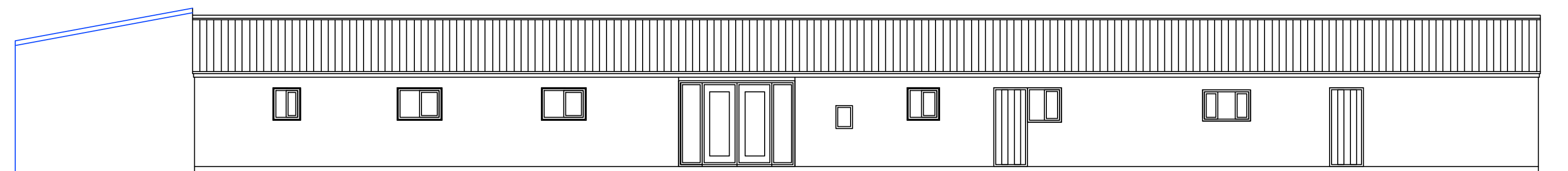
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Design

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Murrow
Cambridgeshire
PE13 4SD

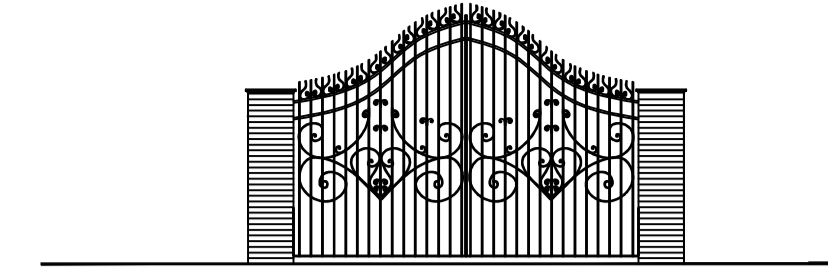
T: 07891175649
E: info.alexandradesign@gmail.com



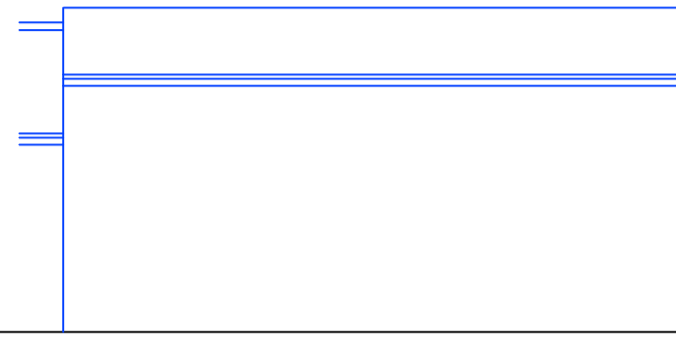
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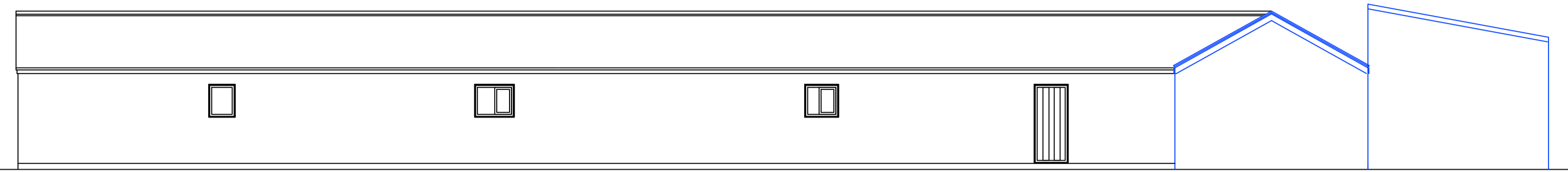
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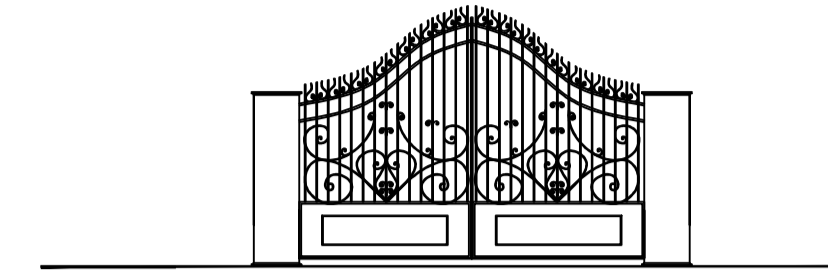
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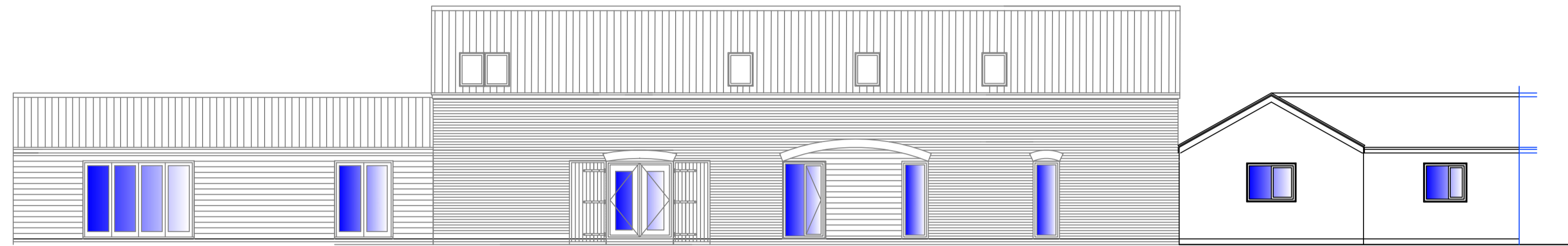
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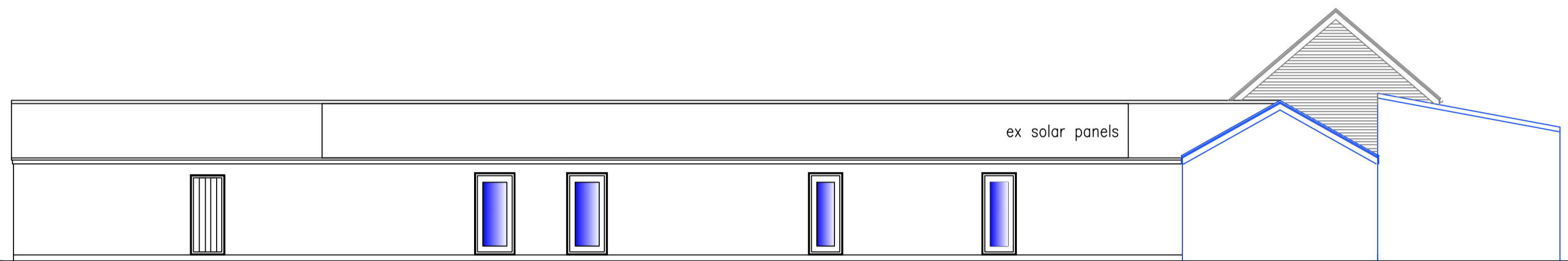
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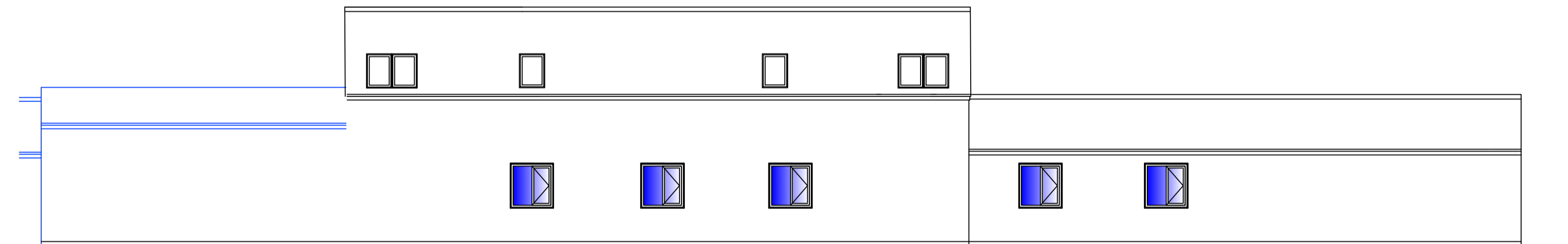
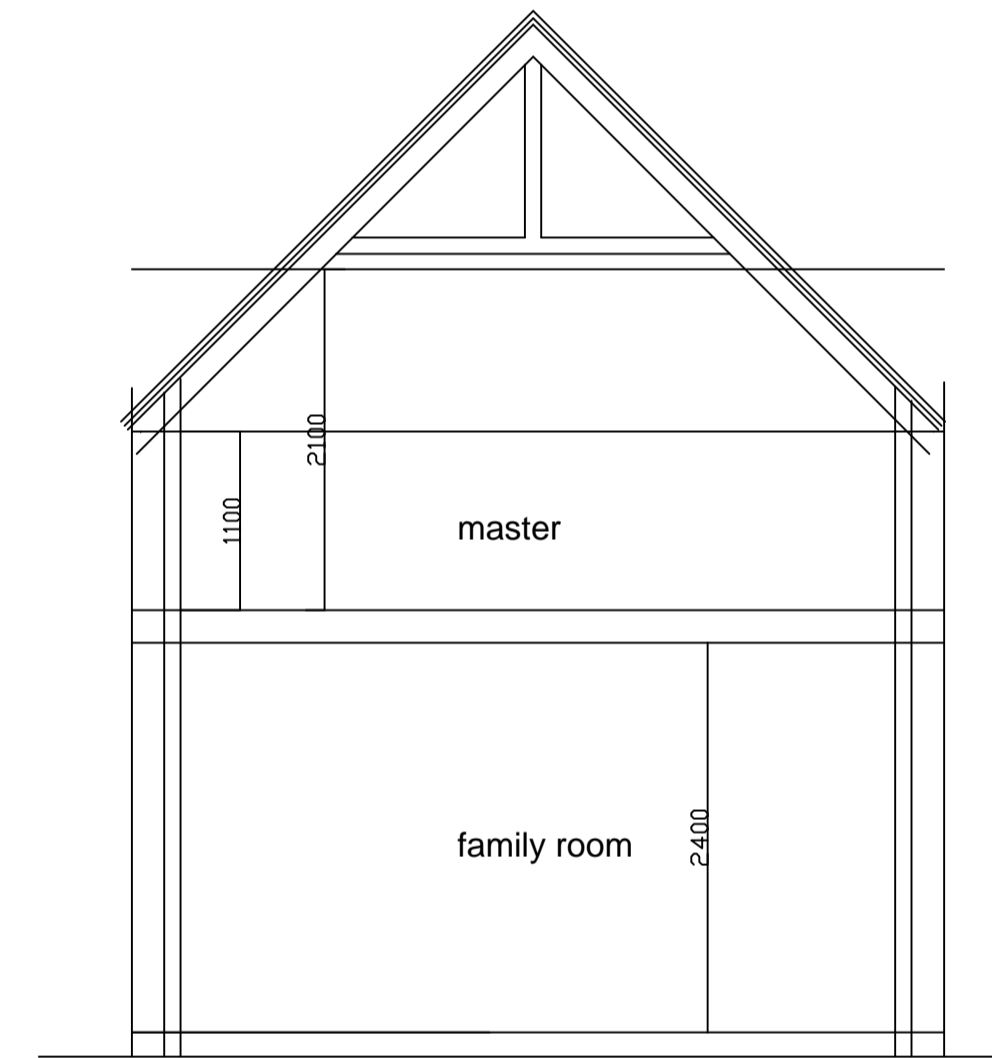
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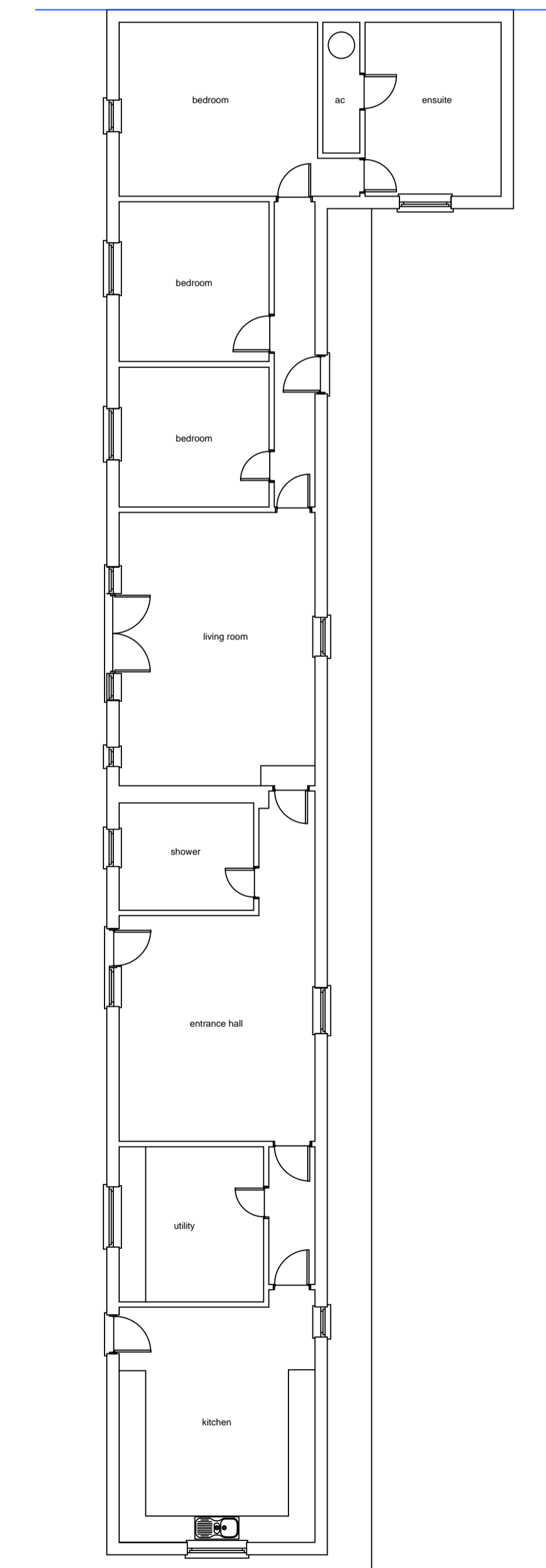
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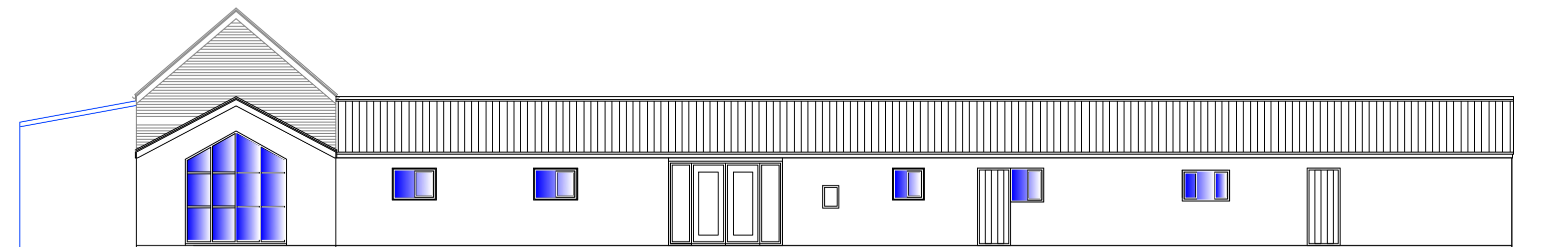
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Proposed Rear Elevation 1:100

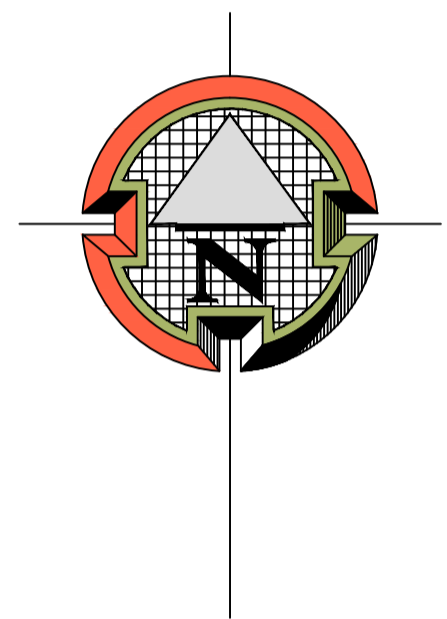


Existing Floor Plan 1:100



Proposed Side Elevation 1:100

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