
F/YR22/0185/F

Applicant: Mrs C Bega

**Agent : Mr Matthew Taylor
Taylor Planning And Building**

3 Irving Burgess Close, Whittlesey, Cambridgeshire, PE7 1QB

Erect a first floor and single-storey front extensions, single-storey rear extension and a 2-storey side/rear extension to existing dwelling

Officer recommendation: Refuse

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

1 EXECUTIVE SUMMARY

- 1.1. This application is for the first floor and single-storey front extensions, single-storey rear extension and a 2-storey rear extension to the existing dwelling.
- 1.2. It is considered that the first-floor extension and 2-storey rear extension would appear visually jarring and would create an incongruous feature within the surrounding area.
- 1.3. The 2-storey extension would also appear visually overbearing to the surrounding neighbouring properties and this would be to the significant detriment of surrounding residential occupiers.
- 1.4. Consequently the application is recommended for refusal.

2 SITE DESCRIPTION

- 2.1. The application site is situated on the eastern side of Irving Burgess Close, a residential cul-de-sac within the market town of Whittlesey. Irving Burgess Close features both single-storey and 2-storey dwellings constructed in buff and red bricks.
- 2.2. The dwelling on site is a detached 2-storey dwellings with an attached double garage which sits forward of the principal elevation of the dwelling. The dwelling is constructed in a buff brick. To the rear of the dwelling is a garden with a depth of approximately 12 metres.
- 2.3. The application site is surrounded by residential dwellings to the north, east and west. Single-storey dwellings are situated to the north and north-west of the dwelling on site.
- 2.4. The application site is situated within Flood Zone 1.

3 PROPOSAL

- 3.1. This application seeks to erect a first floor and single-storey front extension, a single-storey rear extension and a 2-storey rear extension.
- 3.2. The first-floor extension will be situated above the existing garage and will facilitate a bedroom. This will involve raising the eaves height of the garage to 3.7 metres approx and the ridge height to 5.9 metres approx. A window is proposed to serve the bedroom facing south, with a dormer window facing east and 2 roof lights facing west.
- 3.3. The single-storey front extension will facilitate a porch and will have a depth of 2 metres approx. and a width of 2.9 metres approx. The roof proposed to be the porch will be a lean-to with an eaves height of 2.2 metres approx. with a maximum height of 3.6 metres approx. A front door as well as full height windows are proposed to the front of the porch along with a roof light.
- 3.4. The single-storey rear extension will facilitate an extended kitchen/dining area and will have a depth of 3 metres approx and a width of 9.3 metres approx. The roof proposed to facilitate the rear extension will be a lean-to, with an eaves height of 2.5 metres approx. and a maximum height of 3.5 metres approx. The fenestration proposed to the single-storey extension includes a window and bi-folding door as well as 3 roof lights facing north.
- 3.5. The 2-storey extension will facilitate a further extended kitchen/dining area at ground floor, with a study at first floor. The depth of 2-storey extension will be 7.6 metres approx. with a width of 4.9 metres approx. The roof proposed will be dual-pitched with an eaves height of 3.7 metres approx. and a ridge height of 5.7 metres approx. The fenestration proposed within the 2-storey extension at ground floor level includes a window facing west, bi-folding doors facing north and an obscure glazed window facing south. The fenestration at first-floor level includes a large window facing north, a window facing south and 2 roof lights facing east. The front facing element of the two-storey side extension includes a full height element of glazing.
- 3.6. The materials proposed are a buff facing brick and a cedar cladding in a cream or green colour to the dormer window. The tiles proposed are a red concrete tile and grey sarnafill.
- 3.7. Full plans and associated documents for this application can be found at: <https://www.fenland.gov.uk/publicaccess/>

4 SITE PLANNING HISTORY

Reference	Description	Decision
F/YR21/0224/F	Erect a 2-storey rear extension and first floor front extension including porch to existing dwelling	Withdrawn

5 CONSULTATIONS

5.1. Whittlesey Town Council

The Town Council have no objection and therefore recommend approval.

5.2. FDC Environmental Health

The Environmental Health Team note and accept the submitted information and have 'No Objections' to the proposed scheme as it is unlikely to have a detrimental effect on local air quality and the noise climate or be affected by ground contamination.

5.3. North Level Internal Drainage Board

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

5.4. Local Residents/Interested Parties

1 letter of support was received with regard to the above scheme from the owner of No 6 Irving Burgess Close who considers the proposal to be a 'great addition to the street view and good use of space'.

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 130 – Achieving well-designed places

7.2. National Planning Practice Guidance (NPPG)

Determining a Planning Application

7.3. National Design Guide 2019

Context

Identity

Built Form

7.4. Fenland Local Plan 2014

LP1 – A Presumption in Favour of Sustainable Development

LP2 – Facilitating Health and Wellbeing of Fenland Residents
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

8 KEY ISSUES

- **Principle of Development**
- **Design Considerations and Visual Amenity of the Area**
- **Residential Amenity**
- **Flood Risk**

9 BACKGROUND

A previous scheme was submitted under reference F/YR21/0224/F and subsequently withdrawn. Amendments have been made to this earlier scheme, including the reduction of the depth of the 2-storey extension as well as an alteration to the roof proposed.

10 ASSESSMENT

Principle of Development

- 10.1. This application seeks to erect a number of extensions to the existing dwelling. Policy LP16 supports the principle of development subject to the significance of , and the likely impact on, the amenity of the neighbouring properties and users in its design and appearance. The principle of the proposed development is acceptable subject to the policy considerations set out below.

Design Consideration and Visual Amenity of the Area

- 10.2. The first-floor extension will introduce a visual change within the character of the area given that it will increase the ridge height of the existing garage to 5.9 metres approx. The first-floor extension will create an unsympathetic addition to the dwelling forming an incongruous feature within the street scene and the resulting visual impact of this first-floor extension is considered to introduce adverse impacts upon the street scene given that it will overwhelm the principal elevation of the existing dwelling and appear out of character with the surrounding dwellings.
- 10.3. The 2-storey element of this scheme will be somewhat visible from the street scene as it will extend beyond the existing east facing elevation of the dwelling. This element will also be visible from the west. The 2-storey extension from a design point of view appears fragmented and is not subservient to the main dwelling. This element of the scheme would also introduce an incongruous feature within the street scene and would not appear sympathetic with the existing dwelling on site which would be contrary to Policy LP16.
- 10.4. The single-storey front extension is unlikely to introduce any adverse impacts upon the surrounding character. Although this element of the scheme is

visible from the street scene, given the minor scale of this element of the scheme, any visual impacts are unlikely to be adverse.

- 10.5. The single-storey rear extension is unlikely to introduce any adverse impacts upon the surrounding character given that this element of the scheme is situated within the rear garden of the site and as such, is not visible from the street scene.

Residential Amenity

- 10.6. Neighbouring properties are situated to the north, east and west of the application site.
- 10.7. The first-floor front extension will be visible from neighbouring properties. Given the location of this element of the development and the direction of sun travel, the first-floor extension may introduce some overshadowing impacts upon the neighbouring dwelling at No. 2, however these are unlikely to be significantly adverse. The south facing window and east facing dormer window are unlikely to introduce any adverse overlooking impacts. The 2 roof lights proposed upon the west facing roof slope will face onto neighbouring property, however given the angle of the roof lights, they are unlikely to introduce any overlooking impacts to No. 2.
- 10.8. The 2-storey rear extension will be located approximately 6.5 metres from the northern boundary of the site. The rear elevation of the 2-storey extension will be located approximately 22.5 metres from No. 121 Stonald Road, 17 metres from No. 123 Stonald Road and 15 metres from No. 1 Irving Burgess Close. No. 123 and No.1 are single-storey dwellings. Given the close proximity of the 2-storey extension to these dwellings, it is considered that the 2-storey element of the scheme will appear visually overbearing to these neighbouring properties.
- 10.9. Fenestration is proposed on the north facing elevation of the 2-storey extension and will face onto neighbouring property at No. 121. However, given the distance between the scheme and the neighbouring property its unlikely to adversely impact upon this neighbouring property by way of overlooking.
- 10.10. The single-storey rear extension is unlikely to introduce any adverse overlooking, overbearing or overshadowing impacts to neighbouring properties given its single-storey nature and the existing boundary treatments on site.
- 10.11. The front porch will not adversely impact upon neighbouring property given its minor nature and location to the front of the dwelling.

Flood Risk

- 10.12. The proposal is located within flood zone 1 and issues of surface water disposal will be considered under Building Regulations.

11 CONCLUSIONS

- 11.1. To conclude; Policy LP2 and LP16 seek to ensure that the developments protect

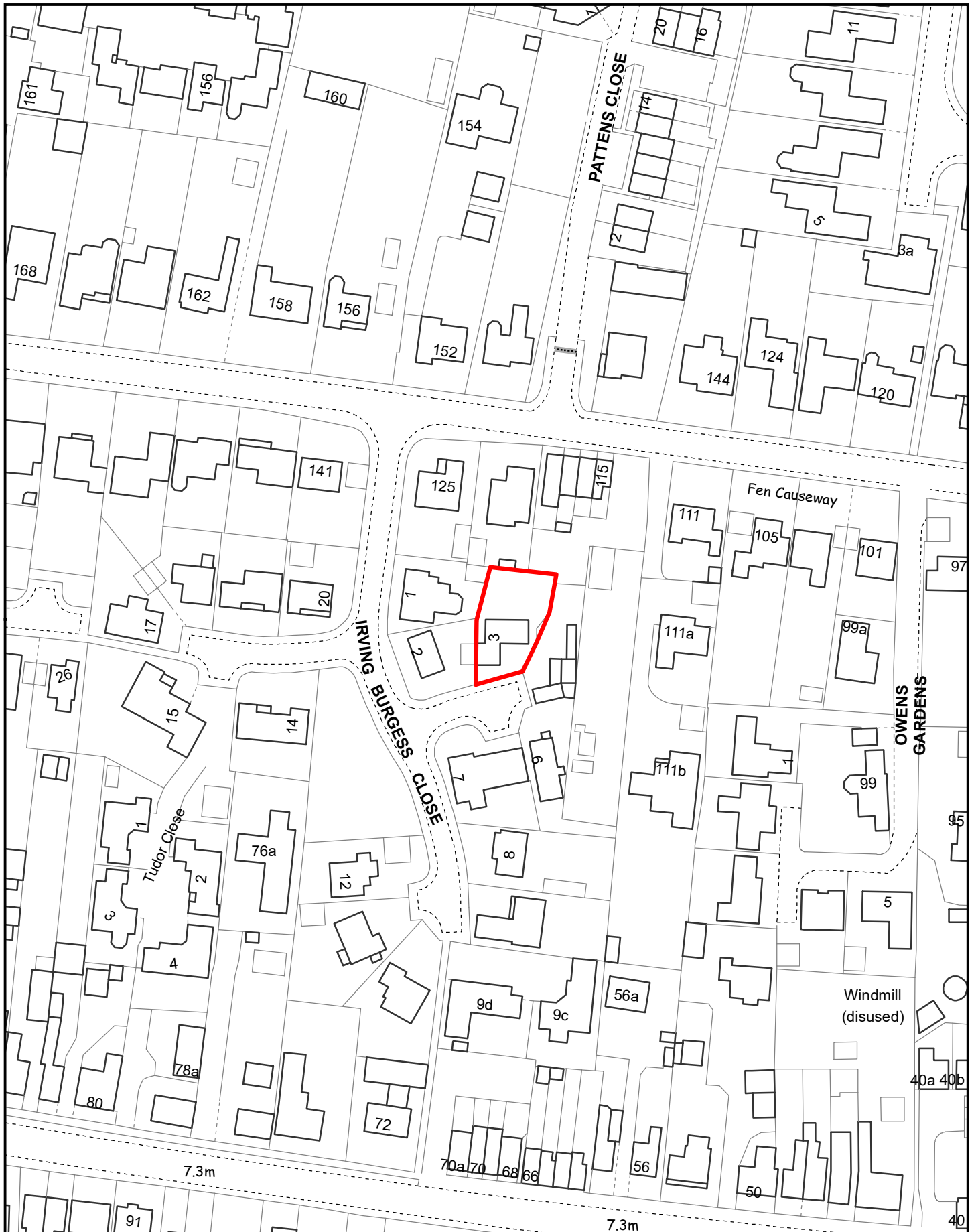
high quality environments across the district. The first-floor and 2-storey element of the scheme are considered to overwhelm the existing dwelling on site and do not appear subservient, resulting in an incongruous development being introduced within the street scene.

- 11.2. It is also considered that the 2-storey element of the scheme would appear visually dominant and that this would be to the significant detriment of surrounding residential occupiers. It is therefore considered that the scheme is contrary to Policy LP2 and Policy LP16 of the Fenland Local Plan 2014.

12 RECOMMENDATION

12.1 Refuse, for the following reason

1	Policy LP2 and LP16 of the Fenland Local Plan requires development to make a positive contribution to the local distinctiveness and character of the area and to respond to and improve the character of the local built environment as well as protect the health and wellbeing of Fenland Residents. The proposed first-floor and 2-storey extension would appear visually jarring and unsympathetic to the host dwelling and would create an incongruous feature within the surrounding area. The 2-storey extension would also appear visually overbearing to the surrounding neighbouring properties. If permitted the development would result in a prominent and incongruous feature within the street scene to the detriment of the character and appearance of the area and also introduce harm to surrounding neighbouring property and thus would be contrary to the above policies of the Local Plan.
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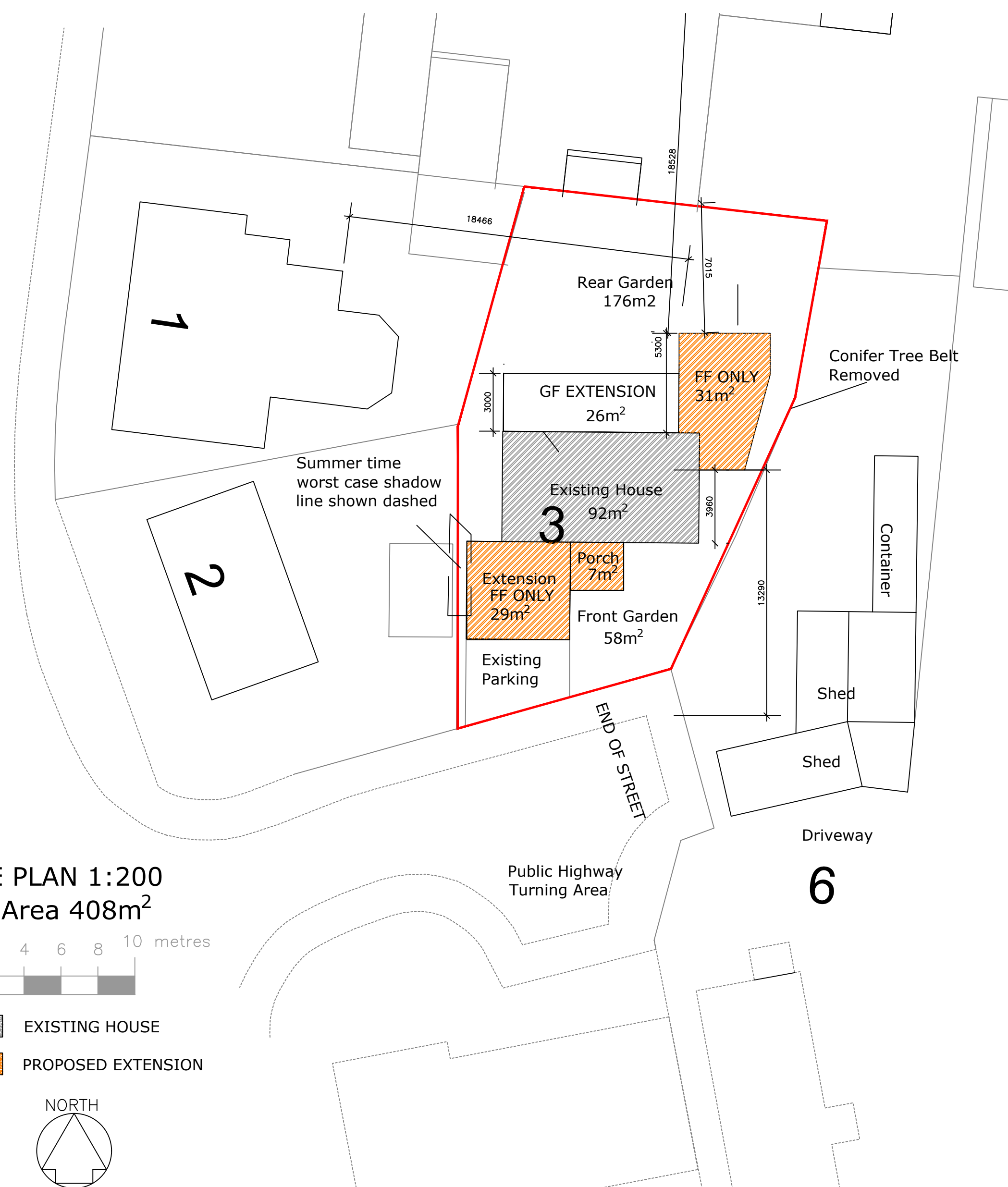


Fenland
CAMBRIDGESHIRE
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Site Area 408m²

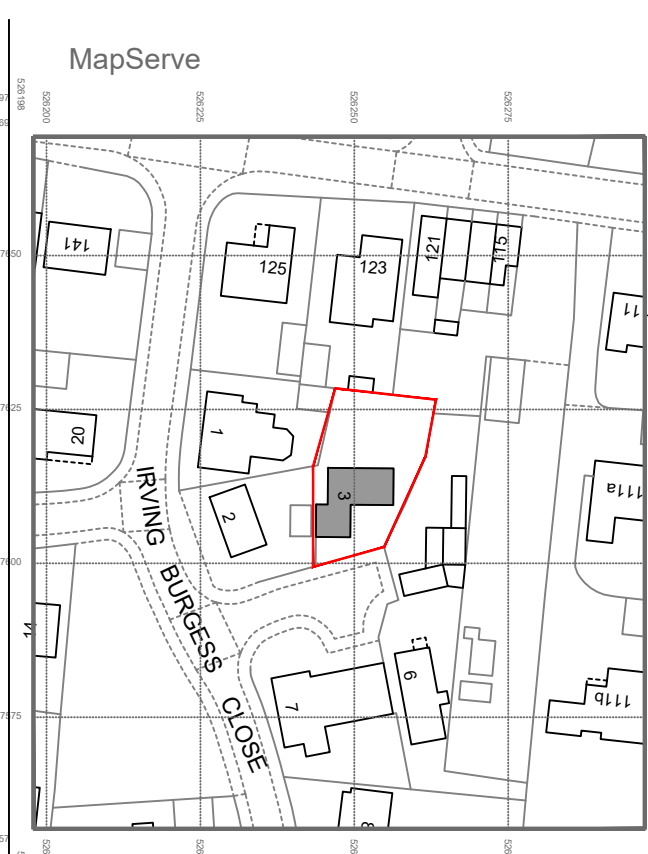


SITE PLAN 1:200
Site Area 408m²



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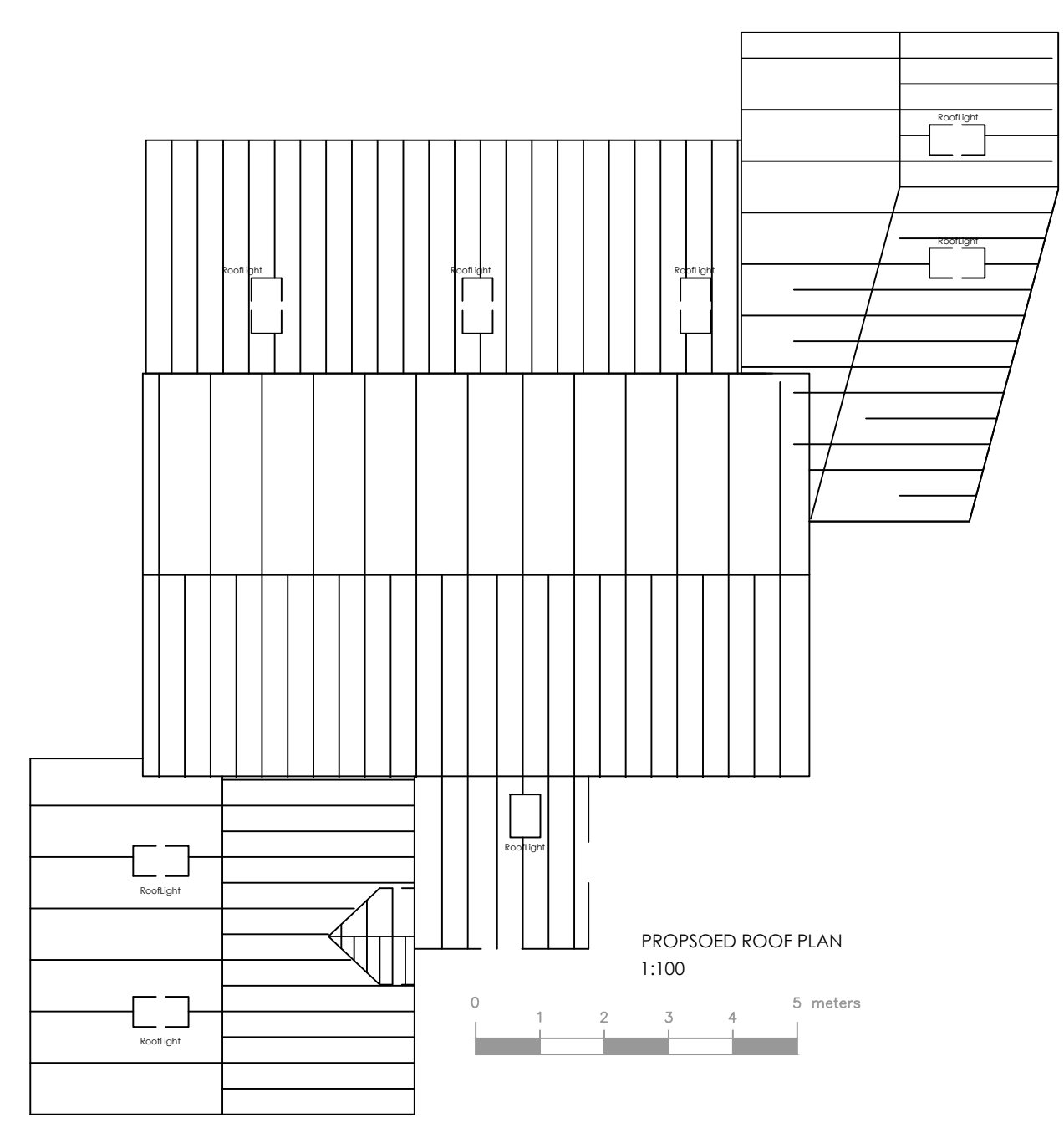
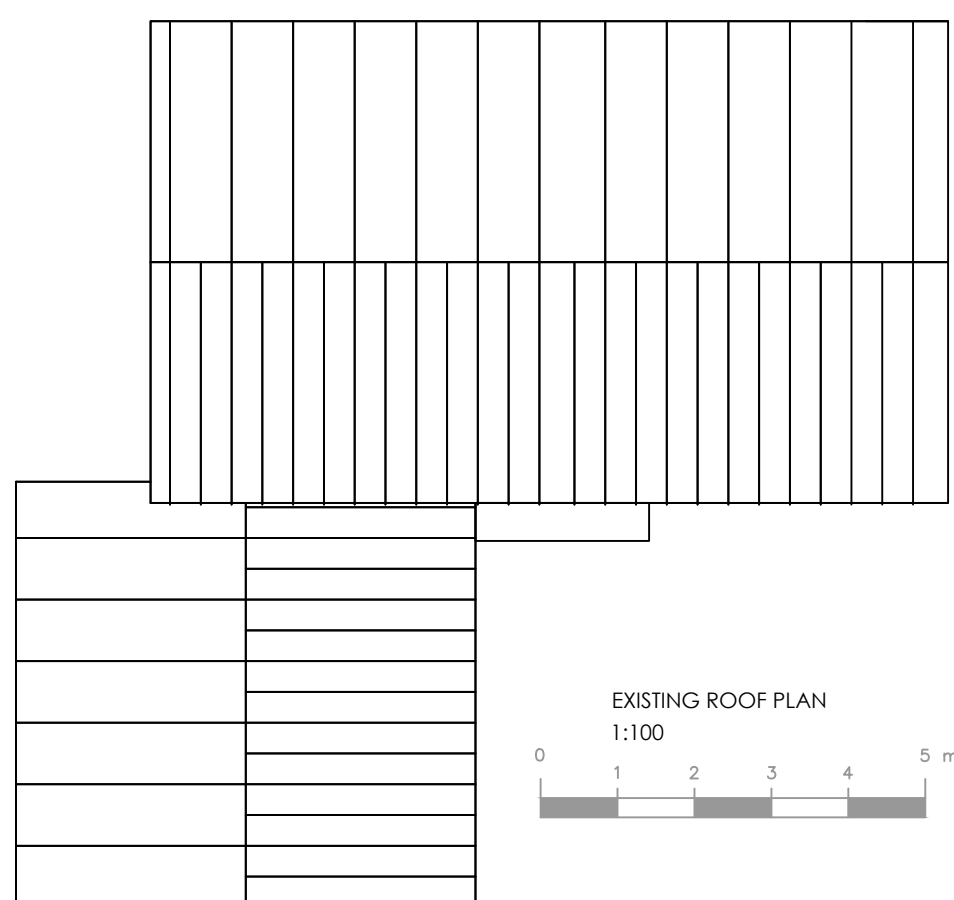
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LOCATION PLAN 1:1250

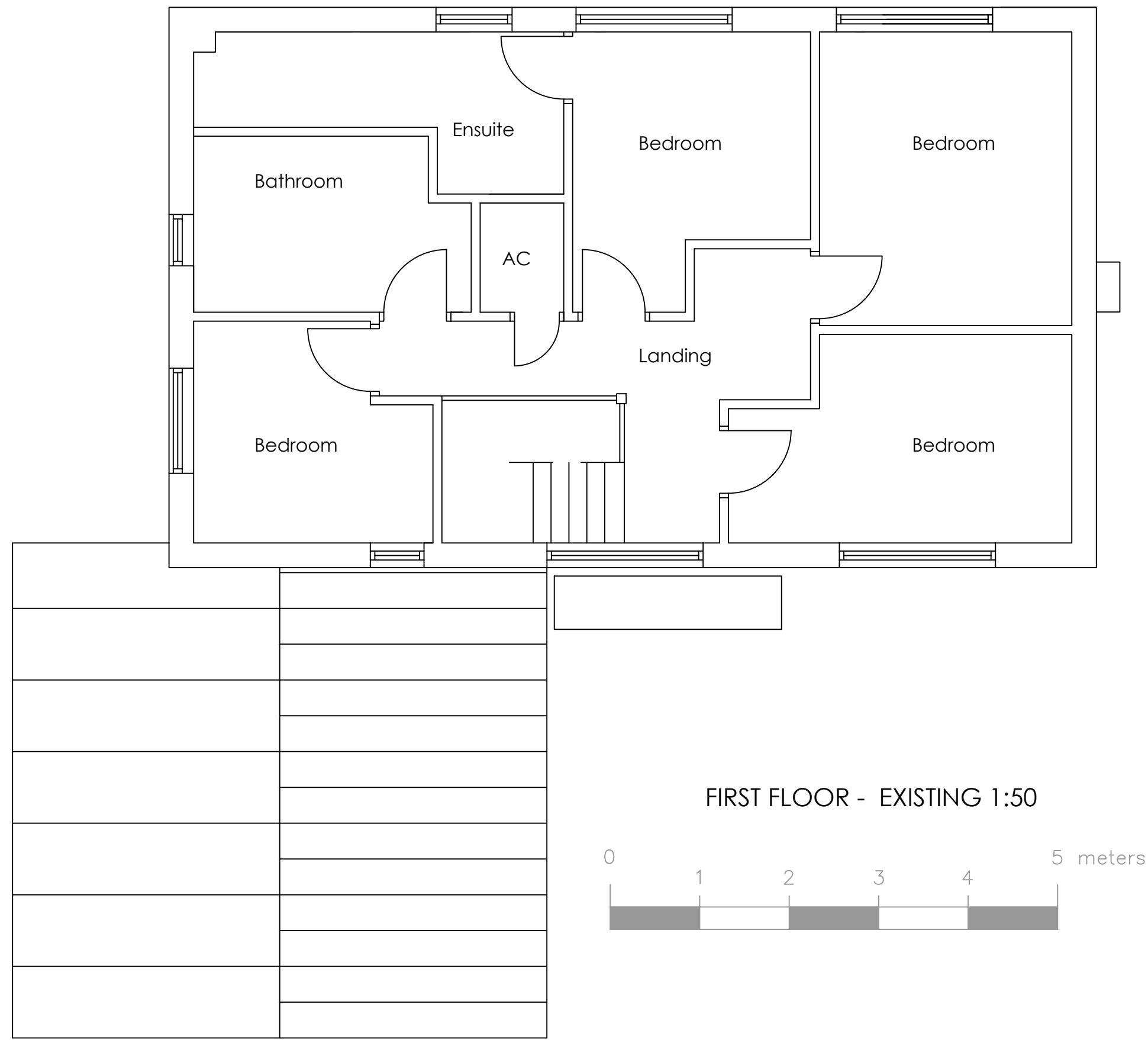
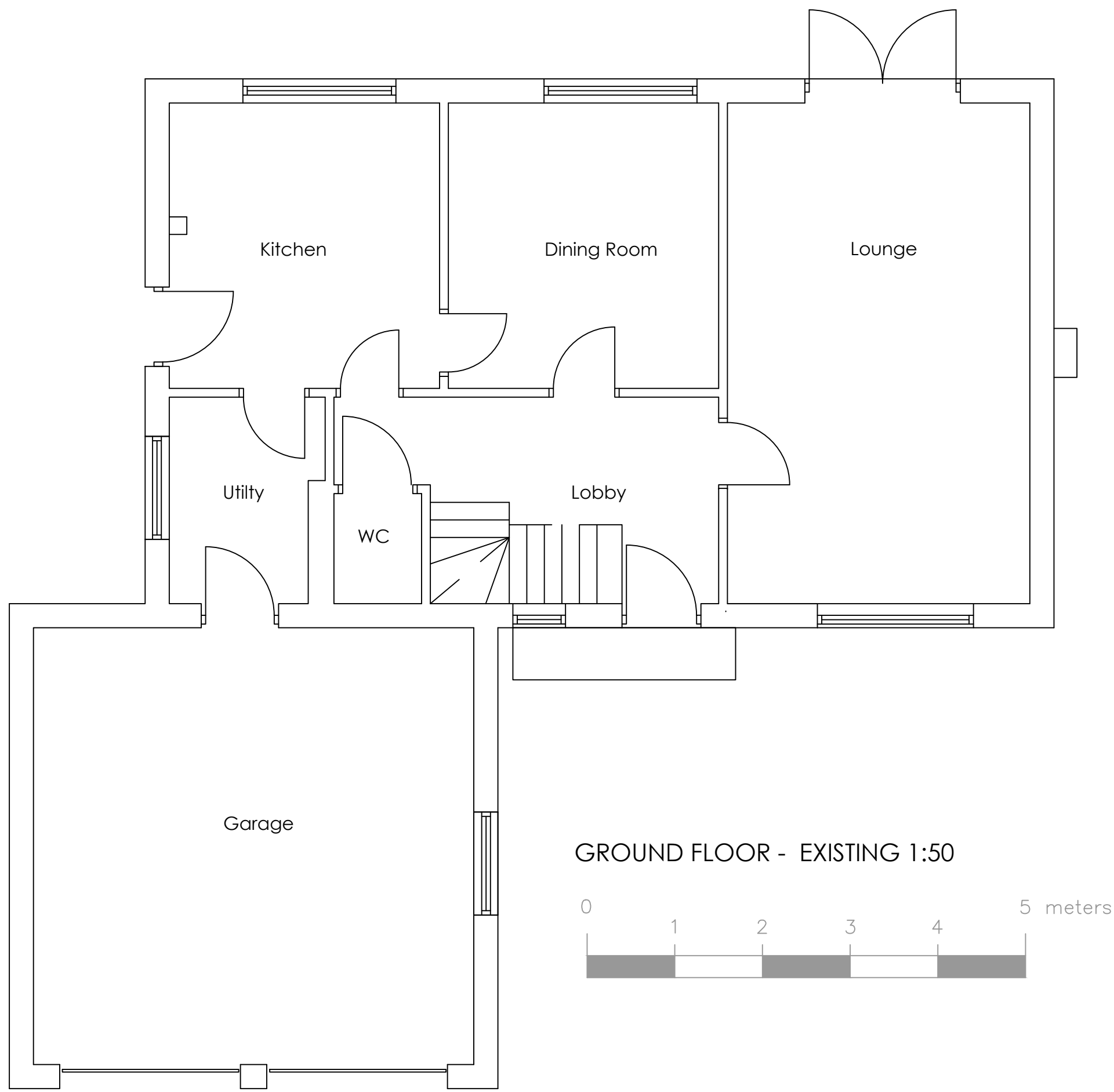
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NORTH



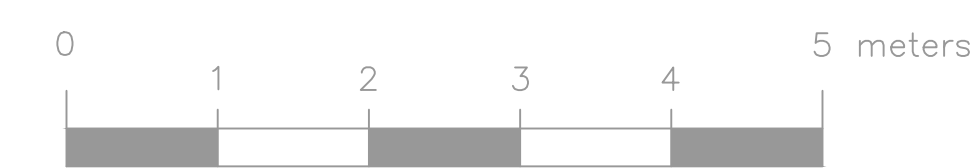
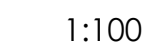
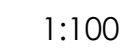
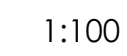
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Drawing Ref: PL05c
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