

APPLICATION NO: F/YR22/0185/F

SITE LOCATION: 3 Irving Burgess Close, Whittlesey

UPDATE

An amended site plan was received by the agent following the grant of planning permission F/YR22/0121/F for the erection of 2 x 2-storey 4-bed dwellings (Plot 4 and 5) to the east of the application site.

The updated site plan details the location of these dwellings in relation to 3 Irving Burgess Close (IBC). Accompanying comments from the agent note that these approved dwellings are different from the existing street scene *'adding a more varied mix within the street'*.

An additional letter of support has also been received with regard to the above scheme from a resident of IBC.

Officer response

The construction of the 2 dwellings (Plot 4 and 5) would result in the final completion of the residential development off Irving Burgess Close.

The approved dwellings are of a commensurate scale to other properties within the area and their visual appearance is considered to generally be in keeping with the locality. A pre commencement condition has been secured on F/YR22/0121/F to ensure full details of materials are secured, further ensuring the assimilation of the dwellings within the locality.

Whilst the recently approved dwellings will introduce a visual change within the street scene, they are not considered to detrimentally impact on the locality. It remains the case that the first-floor extension and 2-storey extension proposed under this scheme would be visually jarring and unsympathetic to the host dwelling and as such would create a prominent and incongruous feature within the street scene to the detriment of the character and appearance of the area.

The approval of development to the east of No 3 Irving Burgess Close offers no mitigation against or justification for the extensions proposed at No 3 Irving Burgess Close and the Officer evaluation within the agenda report remains appropriate.

Resolution: No change to the recommendation which is to refuse the application as per Section 12 of Agenda item 7 on page 60.