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**MAIN CASE**

**Reference No:** 16/00937/FUL

**Proposal:** Proposed single storey rear extension

**Site Address:** 15 Holmes Lane, Soham, Ely, Cambridgeshire CB7 5JP

**Applicant:** Mr & Mrs Schumann

**Case Officer:** Ruth Gunton, Planning Officer

**Parish:** Soham

**Ward:** Soham North  
Ward Councillor/s: Councillor James Palmer  
Councillor Carol Sennitt

**Date Received:** 22 July 2016      **Expiry Date:** 12 October 2016  
[R96]

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1.0 **RECOMMENDATION**

- 1.1 Members are requested to APPROVE subject to the recommended conditions below:
- 1- Approved plans
  - 2- Time limits
  - 3- Matching materials
  - 4- Sample materials of brick

Conditions can be read in full on the attached appendix 1.

2.0 **SUMMARY OF APPLICATION**

- 2.1 The application seeks planning permission for a single storey extension to the rear of a single-storey residential dwelling. The proposal would approximately double the floorspace of the dwelling, to create two new rooms and a foyer.
- 2.2 The plans also show a new bedroom window in the north-east elevation (side) facing No. 17, and a new configuration of the current windows in the south-west (side) elevation facing No. 11. These changes have not been considered as part of the application as they could be inserted under permitted development rights.
- 2.3 The full planning application, plans and documents submitted by the Applicant can be viewed online via East Cambridgeshire District Council's Public Access online

service, via the following link <http://pa.eastcambs.gov.uk/online-applications/>.  
**Alternatively a paper copy is available to view at the East Cambridgeshire District Council offices, in the application file.**

2.4 This planning application has been brought to Planning Committee as it is the home of a family member of Cllrs Schumann.

### 3.0 PLANNING HISTORY

3.1 No relevant history.

### 4.0 THE SITE AND ITS ENVIRONMENT

4.1 The site is located on a residential road within the development envelope of Soham. The site contains a single storey dwelling with a small garden to the front and larger garden to rear containing some small trees, and a driveway to the side containing a car port.

4.2 The immediate neighbours to the sides and rear (Nos. 11 and 17 Holmes Lane, 2a Northfield Road) are single storey.

### 5.0 RESPONSES FROM CONSULTEES

5.1 Responses were received from the following consultees: Soham Town Council and the Trees Officer, and these are summarised below. The full responses are available on the Council's website.

Soham Town Council – No concerns.

Trees Officer – No objection as no significant trees are affected. Recommends advisory informative referring to the British Standard 5837:2012 *Trees in relation to design, demolition and construction – recommendations*.

5.2 Neighbours – 5 neighbouring properties were notified and no responses were received. A site notice was put up on 17<sup>th</sup> August 2016.

### 6.0 The Planning Policy Context

6.1 East Cambridgeshire Local Plan 2015

ENV 2     Design  
COM 8     Parking provision  
ENV 1     Landscape and settlement character

6.2 Supplementary Planning Documents

## Design Guide

### 6.3 National Planning Policy Framework 2012

#### Chapter 7 Requiring good design

### 7.0 PLANNING COMMENTS

The main considerations in relation to this application are residential amenity, visual amenity, and parking provision.

#### 7.1 **Residential Amenity**

By virtue of the height (ridge approx. 5.2m) and that no windows to habitable rooms are being proposed in the north-east elevation, it is not considered that the development would cause significant overshadowing, overbearing, or loss of privacy to the neighbour at No. 17.

On the south-west elevation there are already windows in very similar locations to those proposed, therefore by virtue of this and the distance to the dwellings at No. 11 Holmes Lane and 2 Northfield Road (approx. 9m and 28m respectively) there are not considered to be any concerns regarding overshadowing or loss of privacy to these neighbours. Due to the distance (approx. 12m to closest) there is not considered to be any impact on the neighbours to the rear (Nos. 2a, 5 and 6 Northfield Road).

The proposal therefore complies with policy ENV2 in respect to impact on residential amenity.

#### 7.2 **Visual Amenity**

The development would be partially visible from Holmes Lane. The proposed facing brickwork would differ from the render finish on the existing house, but a mix of these two materials is common in the immediate streetscene. If permission is granted a condition is recommended to require the brick type to be approved by the planning authority before construction begins. The roof slates and windows and doors would match those on the existing dwelling. The proposed materials are considered to preserve the streetscene and comply with policy ENV2 in respect to impact on visual amenity.

#### 7.3 **Parking provision**

No reference has been made in the application to the removal of the carport although it is presumed likely that it will be removed to facilitate access to the rear. Either way, it is considered that there would be two parking spaces on the driveway which complies with policy COM8.

#### 7.4 **Other comments**

There are existing small trees in the rear garden and a hedge along the north-eastern boundary with No. 17. The application proposes no removal or pruning of these to carry out the development, and the Trees Officer does not consider them significant, therefore it is considered that with the recommended informative

regarding the British Standard, that the proposal complies with policy ENV1 regarding landscape character.

**7.5 Conclusion**

As there would be no adverse impact on visual or residential amenity and the proposal complies with all other policies, this application is recommended for approval.

**8.0 APPENDICES**

**8.1 Conditions**

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<b><u>Background Documents</u></b>	<b><u>Location</u></b>	<b><u>Contact Officer(s)</u></b>
16/00937/FUL	Ruth Gunton Room No. 011 The Grange Ely	Ruth Gunton Planning Officer 01353 665555 ruth.gunton@eastca mbs.gov.uk

National Planning Policy Framework -

[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/6077/2116950.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf)

East Cambridgeshire Local Plan 2015 -

<http://www.eastcambs.gov.uk/sites/default/files/Local%20Plan%20April%202015%20-%20front%20cover%20and%20inside%20front%20cover.pdf>

APPENDIX 1 - 16/00937/FUL Conditions

- 1 Development shall be carried out in accordance with the drawings and documents listed below

Plan Reference	Version No	Date Received
16:054-1		25th July 2016
16:054-2		25th July 2016

- 1 Reason: To define the scope and extent of this permission.
- 2 The development hereby permitted shall be commenced within 3 years of the date of this permission.
- 2 Reason: To comply with Section 91 of the Town and Country Planning Act 1990, as amended.
- 3 The materials to be used in the construction of the roof, doors and windows, shall be of the same colour, type and texture as those used in the existing building at the time of this application. All works shall be carried out in accordance with the approved details
- 3 Reason: To safeguard the character and appearance of the area, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.
- 4 No above ground construction shall take place on site until details of the bricks to be used on the development have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
- 4 Reason: To safeguard the character and appearance of the area, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.