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**MAIN CASE**

**Reference No:** 16/00016/FUL

**Proposal:** To erect 2 storey extension to existing cottage

**Site Address:** 2 High Flyer Cottages Ely Cambridgeshire CB7 4RA

**Applicant:** Mr & Mrs C Lee

**Case Officer:** Richard Fitzjohn, Planning Officer

**Parish:** Ely

**Ward:** Ely North

Ward Councillor/s: Councillor Mike Rouse  
Councillor Elaine Griffin-Singh  
Councillor Andy Pearson

**Date Received:** 20 January 2016      **Expiry Date:** 13 April 2016

[Q243]

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1.0 **RECOMMENDATION**

1.1 Members are requested to REFUSE this application for the following reason:

1. The proposed two storey side extension would, by virtue of its excessive and disproportionate width in relation to the existing principle elevation, fail to appear subservient to the original dwelling and would visually unbalance the appearance of the two pairs of semi-detached dwellings to an unacceptable degree, creating a terracing effect. As such, it is contrary to Policy ENV2 of the East Cambridgeshire Local Plan 2015 and the East Cambridgeshire Design Guide SPD 2012 which require the location, layout, scale, form, massing of buildings to relate sympathetically to the surrounding area and each other, as well as creating quality new schemes in their own right; and for extensions to be subservient to the original dwelling.

2.0 **SUMMARY OF APPLICATION**

2.1 The application seeks planning permission for the erection of a two-storey extension to the north side of the existing semi-detached dwelling, sited on part of the existing driveway which serves the property. The proposal includes a modest single-storey lean to element which would adjoin the rear of the proposed extension.

- 2.2 The proposed two-storey extension would measure 5.15m wide and 5.42m deep, with a ridge height of 6.8m and an eaves height of 5.1m. The proposed extension would be served by an adjoining hipped roof, projecting from the north-facing plane of the existing hipped roof which serves the pair of semi-detached dwellings. The external surfaces would be constructed of facing brickwork and slate tiles to match the existing dwelling.
- 2.3 The original proposal comprised a width of 6.15m wide. An amended plan has since been submitted by the applicant with a 1m reduction to the width of the proposed extension, however this reduction is not considered to be significant enough to satisfactorily address officers' concerns.
- 2.4 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.**
- 2.5 This application has been called into Planning Committee by Cllr Rouse.
- 3.0 **PLANNING HISTORY**
- 3.1 No relevant planning history.
- 4.0 **THE SITE AND ITS ENVIRONMENT**
- 4.1 The site is located within the established development envelope of Ely, with residential dwellings to the west and agricultural fields to the east. The site is accessed via a private road to the north side of Kingfisher Avenue which leads to two pairs of similarly designed semi-detached dwellings, known as High Flyer Cottages. The four dwellings are located in a relatively isolated position on the east side of the private road and agricultural buildings are located further along the private road to the north. The dwelling to which the application relates adjoins No.1 High Flyer Cottages, whilst No.3 and No.4 High Flyer Cottages are located to the north.
- 4.2 The site comprises a two-storey, hipped roof, semi-detached dwelling constructed of facing brickwork and slate tiles to the exterior, with a driveway to the north side and a deep garden to the rear.
- 4.3 The existing dwelling has a footprint of approximately 63 square metres and a width of 6.2m.
- 4.4 The surrounding area is predominantly rural in nature with an open character. The application dwelling and the three neighbouring semi-detached dwellings are of a relatively balanced appearance, with no significant alterations to the original dwellings visible from the front.
- 5.0 **RESPONSES FROM CONSULTEES**

- 5.1 Responses were received from the following consultees and these are summarised below. The full responses are available on the Council's web site.
- 5.2 City of Ely Council – No concerns.
- 5.3 Ward Councillor Mike Rouse – Referred the application to planning committee because of the position of the cottage in the open countryside and the principles of what is or is not acceptable with an extension.
- 5.4 Neighbours – A site notice was displayed and two neighbouring properties were notified. No representations have been received.
- 6.0 The Planning Policy Context
- 6.1 East Cambridgeshire Local Plan 2015
  - ENV 1 Landscape and settlement character
  - ENV 2 Design
- 6.2 Supplementary Planning Documents
  - Design Guide
- 6.3 National Planning Policy Framework 2012
  - 7 Requiring good design
- 7.0 PLANNING COMMENTS
- 7.1 The main issues to consider when determining this application relate to the impact of the proposal on visual amenity and residential amenity.
- 7.2 Visual amenity
  - 7.2.1 High Flyer Cottages are located within a relative isolated setting, surrounded mainly by agricultural fields providing a predominantly rural and open character. Although there are dense residential developments located to the west of the application site, they are read visually separate to High Flyer Cottages which are of their own character. It should also be noted that, whilst currently isolated, the North Ely development has been approved adjacent to the site.
  - 7.2.2 The proposed extension would increase the existing footprint of the dwelling by approximately 33m which would represent an increase of more than half. More notably, the existing width of the principle elevation of the dwelling would increase by 5.15m, increasing it from 6.2m to 11.35m.
  - 7.2.3 Policy ENV2 of the East Cambridgeshire Local Plan 2015 states that design which fails to have regard to local context, including architectural traditions and does not take advantage of opportunities to preserve, enhance or enrich the character, appearance and quality of an area, will not be acceptable and planning applications will be refused. In addition Policy ENV2 states that extensions to existing building

will be expected to ensure the location, layout, scale, form, massing, materials and colour of buildings relate sympathetically to the surrounding area and each other.

- 7.2.4 The East Cambridgeshire Design Guide 2012 SPD states that the form and proportions of the original dwelling will determine the extent to which it can be extended and in most circumstances any extension will need to be subservient to the existing dwelling. Furthermore, it states that when a dwelling has been extended, the original building should still be clearly legible and pre-dominate, whilst for semi-detached or terraced properties the retention of symmetry should be retained where possible.
- 7.2.5 It is accepted that, due to the relatively isolated location of the application site, the impact of the proposed extension on the character and appearance of the area would not be significant. However, the proposal does not follow good design principles in terms of its scale and proportions, and it would visually unbalance the existing pair of semi-detached dwellings to an unacceptable degree, completely altering the character of the two pairs of cottages by creating a terracing effect. The proposed extension would measure only 1.05m less than the existing width of the semi-detached dwelling, which would detract from the original front elevation appearing as the pre-dominate feature of the principle elevation.
- 7.2.6 It has been suggested to the applicant that it is likely that a proposal combining a narrower two-storey side extension with an extension to the rear of the dwelling could, in principle, be supported by officers. However, it is understood that this suggestion is not viable to meet the wishes or needs of the applicant.
- 7.2.7 For the reasons set out above, it is considered that the proposal is contrary to Policy ENV2 of the East Cambridgeshire Local Plan 2015, the East Cambridgeshire Design Guide 2012 and Chapter 7 of the National Planning Policy Framework 2012.
- 7.3 Residential amenity
- 7.3.1 The proposed side extension would be sited to the north side of the existing dwelling and would not have any significant impacts upon the residential amenity of No.1 High Flyer Cottages which adjoins the south side of the application dwelling.
- 7.3.2 The south elevation of No.3 High Flyer Cottages has one small first floor window and is adjoined by a modest single-storey lean-to element with ground floor windows. The proposed extension would be sited 9.2m from the lean-to element of No.3 High Flyer Cottages and 11.8m from the main south elevation of the dwelling. Due to its distance from No.3 High Flyer Cottages, the proposed extension would not create a significant overbearing impact or loss of light to this neighbouring property. The proposed extension does not include any windows within its side elevation and therefore would not create any significant overlooking of the neighbouring dwellings to the north.
- 7.3.3 It is considered that the proposal would not create any significant detrimental impacts to the residential amenity of neighbouring properties and would accord with Policy ENV2 of the East Cambridgeshire Local Plan 2015 in respect of residential amenity.

## 7.4 Planning Balance

- 7.4.1 The proposal would provide a short-term benefit to the local economy through the construction of the proposed extension and would not create any significant detrimental impacts upon the residential amenity of any neighbouring properties. However, the harm to the appearance of the existing dwellings is considered to be significant enough to outweigh the benefits to warrant refusal of planning permission. On balance the application is therefore recommended for refusal.

<b><u>Background Documents</u></b>	<b><u>Location</u></b>	<b><u>Contact Officer(s)</u></b>
16/00016/FUL	Richard Fitzjohn Room No. 011 The Grange Ely	Richard Fitzjohn Planning Officer 01353 665555 richard.fitzjohn@ea stcambs.cov.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>