
MAIN CASE

Reference No: 19/00371/FUL

Proposal: Side two storey extension and rear single storey extension

Site Address: 16 Duck Lane Haddenham Ely Cambridgeshire CB6 3UE

Applicant: Mr Ben Page

Case Officer: Emma Barral, Planning Officer

Parish: Haddenham

Ward: Haddenham
Ward Councillor/s: Gareth Wilson

Date Received: 12 March 2019 **Expiry Date:** 19th June 2019

[U16]

1.0 **RECOMMENDATION**

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

The proposed two storey side extension would cause significant and demonstrable harm to the visual amenity of the host building and character of the surrounding area, by virtue of being overly prominent and intrusive by protruding beyond the established building line of Cherry Orchard to the south and failing to visually protect or enhance the character and appearance of the surrounding area and streetscene. Therefore the proposal would have a detrimental impact on the design and character of the area, contrary to Policies ENV1 and ENV2 of the East Cambridgeshire Local Plan 2015.

2.0 **SUMMARY OF APPLICATION**

2.1 The application submitted seeks planning permission for a two storey side extension and a single storey rear extension. The proposed two storey side extension would project 5.2 metres to the side of the dwellinghouse with a depth of 6.9 metres at ground floor to create a rear single storey element to match the existing single storey rear projection and with a depth of 4.88 metres at first floor to be flush with the existing rear wall at first floor. The proposed two storey side extension would be set back from the principle elevation by 0.6 metres. The proposed materials of construction would be matching as far as possible to ensure that the extension assimilates well with the character and appearance of the dwellinghouse with grey UPVC doors and windows.

2.2 The application was called-in to Planning Committee by Councillor Smith for wider discussion.

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.**

3.0 PLANNING HISTORY

18/00791/FUL	Replace hedge at front and side with fence, create dropped kerb (highways permission given) and render front of existing house.	Approved	03.09.2018
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18/00072/FUL	Extensions	Approved	17.04.2018
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4.0 THE SITE AND ITS ENVIRONMENT

4.1 The application site is occupied by a semi-detached two storey dwelling located on a corner plot, located on the southern side of Duck Lane and Cherry Orchard in Haddenham, within the development envelope and in an established residential area. The property is set back slightly from the road and benefits from a rear, side and front garden, with a boundary hedge to the front and wooden close boarded fencing (recently erected) to the side and rear. The existing dwelling features facing brick, white fascias, a concrete tiled roof, plus white UPVC windows & doors. This part of Duck Lane consists of a uniform building form of similar style, size and designed semi-detached dwellings, with a mixture of brick and rendered exteriors. The properties nearby Cherry Orchard are slightly more modern (1970s), but again have a very uniform building form of similar style, size and designed semi-detached dwellings. Parking is located to the front of the dwellinghouse due to the newly constructed driveway and dropped kerb. There is an area of public amenity space directly to the east of the application plot beyond the footpath serving Cherry Orchard.

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.

Haddenham Parish Council- No concerns with the application.

Ward Councillors - No Comments Received.

5.2 Neighbours – Two neighbouring properties were notified and the responses received are summarised below. A full copy of the responses are available on the Council's website.

14 Duck Lane- No objection to the application.

6.0 The Planning Policy Context

6.1 East Cambridgeshire Local Plan 2015

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

6.2 Supplementary Planning Documents

Design Guide

6.3 National Planning Policy Framework 2019

12 Achieving well-designed places

7.0 PLANNING COMMENTS

7.1 Principle of the Development

7.1.1 The main issues to consider in the determination of this application are the impact it may have on the residential amenity of nearby occupiers and the impact it may have on the visual appearance of the dwellinghouse, surrounding area and street scene and parking provision. The site is within the development envelope, where in principle extensions to residential properties are considered acceptable subject to compliance with the relevant planning policies plus all other material planning considerations that form part of the planning balance for this application.

7.1.2 The previous application on site under LPA Ref 18/00072/FUL granted planning permission for the construction of a single storey side extension, a two storey rear extension and a porch. As part of this application, originally a two storey side extension was proposed, however this was later removed from the development proposal on the advice of Officers. The two storey extension was considered to not be in keeping with the street scene and would unbalance the pair of semi-detached dwellings and reduced to a single storey projection by the Agent. The porch element has already been implemented on site.

7.2 Visual Amenity

7.2.1 Policies ENV1 and ENV2 of the Local Plan 2015 requires proposals to ensure that location, layout, scale, form, massing, materials and colour relate sympathetically to the surrounding area and each other.

7.2.2 The application site is located on the corner of Duck Lane and Cherry Orchard, There is a strong building line both on Duck Lane and Cherry Orchard, which the original dwellings front and side elevation follows.

7.2.3 In terms of visual amenity, the proposed two storey side extension would be visible within the street scene given its projection to the side of the dwellinghouse at two storey. Therefore, the character and appearance of the dwellinghouse would be altered and would be visible within the street scene and from the public highway (Duck Lane and Cherry Orchard). The proposed two storey side extension is in a prominent position within the street scene, however it is setback from the building line of the dwellinghouse and from the existing ridge height of the dwellinghouse.

7.2.4 The proposed two storey side extension would be set down from the ridge height of the dwellinghouse and is set back from the building line of the principle elevation. However, at a projection of 5.2 metres to the side of the original dwellinghouse, the proposed extension would extend beyond the established building line of Cherry Tree Orchard to the south. Given this protrusion beyond the established building line, the proposed extension is considered to result in an unacceptable degree of harm to the character and appearance of the dwellinghouse, surrounding area and street scene. The proposed extension would therefore appear overly prominent given the corner plot location and would result in development that would be visually intrusive within the streetscene.

7.3 Residential Amenity

7.3.1 Policy ENV2 of the East Cambridgeshire Local Plan 2015 requires proposals to ensure that there are no significantly detrimental effects on the residential amenity of nearby occupiers. Given the orientation of the application dwelling to the east of Number 14, there is not considered to be significant harm by way of overshadowing or loss of light and the proposed two storey side extension would not be visible to this neighbouring plot. Therefore, the location and scale of the proposed two storey side is not considered to create significant harm by way of loss of light or overshadowing to the neighbouring plots at Numbers 14 and surrounding plots within the streetscene.

7.3.2 No flank windows are proposed in the east facing side elevation of the proposed two storey side extension and therefore this is not considered to create significant overlooking or loss of privacy. The provision of ground floor and first floor windows in the front elevation and bi-folding doors, a door and an additional window to serve the proposed rear elevations are not considered to create overlooking or be harmful to residential amenity of nearby occupiers, in particular Number 14. Therefore, it is considered that the location and scale of the proposed extension would not create any significantly detrimental effects on the residential amenity of nearby occupiers and therefore complies with Policy ENV2.

7.4 Highways

7.4.1 Local Plan Policy COM8 states that a dwelling should have parking provision for two motor vehicles on the site. At the time of the site visit, the dropped kerb and driveway, as granted under LPA Ref 18/00791/FUL, has been implemented on site. The number of bedrooms would increase as a result of the proposed two storey side extension, however it is considered that sufficient space would remain within the application site in accordance with Policy COM8 of the Local Plan 2015.

7.5 Planning Balance

- 7.5.1 The proposed side extension does not have a detrimental impact on car parking for the site and does not cause unacceptable harm to the residential amenity of the neighbouring occupiers. However, it is considered that this is out-weighed by the proposal causing significant and demonstrable harm to the visual amenity of the host building and character of the surrounding area, which fails to visually protect or enhance the streetscene by protruding beyond the established building line of Cherry Orchard to the south. The proposal is therefore contrary to Policies ENV1 and ENV2 of the East Cambridgeshire Local Plan 2015 which require all proposed developments to be of high quality design and to protect or enhance the distinctive character of the area.

<u>Background Documents</u>	<u>Location</u>	<u>Contact Officer(s)</u>
19/00371/FUL	Emma Barral Room No. 011	Emma Barral Planning Officer
18/00072/FUL	The Grange Ely	01353 665555 emma.barral@eastc ambbs.gov.uk
19/00371/FUL		

National Planning Policy Framework -

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>