

Parish:	Outwell	
Proposal:	Alterations and extension to dwelling	
Location:	Arc Rouge Lowside Outwell Wisbech	
Applicant:	Mr & Mrs Chris Crofts	
Case No:	17/01326/F (Full Application)	
Case Officer:	Mr Bryan Meredith	Date for Determination: 5 September 2017

Reason for Referral to Planning Committee – The applicant is an elected member of the Planning Committee

Case Summary

The application is for full planning permission for alterations and extension to the dwelling, Arc Rouge, located to the east of Lowside, Outwell. The proposal comprises a single storey extension to the rear elevation.

The application site is located within the settlement boundary of Outwell. Outwell is grouped together with Upwell as a Key Rural Service Centre in Policy CS02- Settlement Hierarchy of the Core Strategy (2011).

Key Issues

Principle of Development
Form and Character
Residential Amenity
Other Material Considerations

Recommendation

APPROVE

THE APPLICATION

The application seeks permission to alter and extend the dwelling, Arc Rouge, at Lowside, Outwell. The proposal comprises a single storey extension to the rear elevation.

The dwelling is located to the east of Lowside, within the settlement boundary of Outwell as set out on map titled, Inset G104 Upwell and Outwell, in the Site Allocations and Development Management Policies plan (2016)

The site comprises a rectangular plot that has an existing dwelling and outbuilding. Trees, hedgerow and fencing line the boundaries of the application site.

SUPPORTING CASE

The planning agent has provided a supporting statement which summarised the benefits of the proposal. Those matters are listed below:

- The existing dwelling is a single storey bungalow with hipped roof, with a later subsequent rear extension having a flat roof with the eaves set at the same level.
- There is a detached double garage to the rear with a pitched roof clad in asbestos.
- The proposal is for a modest extension to the rear, linking the garage to the dwelling and converting the same to habitable accommodation.
- The proposed extension will not impact on the street scene nor the local character of the area.
- Initially the clients considered a continuation of the flat roof and re-roofing the garage to match the dwelling. However the garage roof construction did not lend itself to such increased loads and it was not viable to reinforce the same.
- It was considered a flat roof to the extension and garage would not enhance the dwelling and would be a visually unwelcome addition. It was therefore decided to provide the pitched roof sections shown on the submitted plans which would create the illusion of completely tiled roofs from both the public domain and private areas of the dwelling. The single flat roofed elevation will be hidden from view, screened by the adjacent dwelling.
- We feel this solution provides acceptable elevations and creates less impact on the neighbouring property and trust you will consider the proposal acceptable.

PLANNING HISTORY

None

RESPONSE TO CONSULTATION

Parish Council: No response received to date.

REPRESENTATIONS

None

NATIONAL GUIDANCE

National Planning Policy Framework – sets out the Government’s planning policies for England and how these are expected to be applied.

National Planning Practice Guidance - Provides National Planning Practice Guidance, in support of and in addition to the NPPF

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM1 – Presumption in Favour of Sustainable Development

DM2 – Development Boundaries

DM15 – Environment, Design and Amenity

PLANNING CONSIDERATIONS

The main considerations in the determination of this application are:

- Principle of Development
- Form and Character
- Residential Amenity
- Other Material Considerations

Principle of Development

The application seeks permission for alterations and a single storey rear extension to the dwelling. The site lies in an area designated to be within the development boundary of Outwell.

Such development is considered acceptable in principle in accordance with Policy CS08 of the Core Strategy (2011) and Policy DM15 of the Site Allocations and Development Management Policies Plan (2016).

Form and Character

The existing row of dwellings which face onto Lowside are mixed in scale in and appearance with the direct northern neighbour to Arc Rouge being a two storey dwelling, with neighbours further north consisting of single storey dwellings. There are no immediate neighbours to the south of the site.

The proposed extension would link the existing detached garage to the house in a manner which reflects the scale and appearance of the dwelling.

It is considered that the proposal would create a development that integrates with and enhances the existing dwelling and would not be detrimental to the form and character of the locality.

Residential Amenity

There would be no material overlooking, overbearing or overshadowing impacts from the proposed development on any existing properties. The site will benefit from satisfactory private amenity space and parking in accordance with current standards. It is therefore

concluded that the development would not result in any significant detrimental impact on the amenity of occupiers of neighbouring properties and achieves a good standard of amenity for occupants of the development.

Other Material Considerations

The site is located on land designated as Flood Zone 2 and 3 of the Council's adopted Strategic Flood Risk Assessment. The proposed floor plans will be set no lower than that of the existing dwelling and as a result comply with the requirements of the Environment Agency.

Crime and Disorder

The application is not considered to give rise to any crime and disorder issues.

CONCLUSION

The proposed extension respects the form and character of the existing dwelling and the locality as a whole and is considered acceptable in accordance with the principles of the NPPF, Policies CS02 and CS08 of the King's Lynn Core Strategy 2011 and Policies DM2 and DM15 of the Site Allocations and Development Management Policies Plan 2016.

RECOMMENDATION:

APPROVE subject to the imposition of the following condition(s):

- 1 Condition: The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 1 Reason: To comply with Section 91 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 2 Condition: The development hereby permitted shall be carried out in accordance with the following approved plan titled:
 - Location Plan, Site Plan, Proposed Elevations and Floor Plan, drawing number C3443
- 2 Reason: For the avoidance of doubt and in the interests of proper planning.