

AGENDA ITEM NO: 8/3(f)

Parish:	Terrington St John	
Proposal:	Remove existing garage and conservatory and install new double storey side and rear extension complete with single storey porch to front and garden room to the rear.	
Location:	Woodstock 22 School Road Terrington St John Wisbech	
Applicant:	Mr & Mrs Darren & Stephanie Carter	
Case No:	18/02167/F (Full Application)	
Case Officer:	Bradley Downes	Date for Determination: 29 January 2019 Extension of Time Expiry Date: 9 February 2019

Reason for Referral to Planning Committee – Application is similar to previously dismissed appeal and recommendation is to approve.

Neighbourhood Plan: No

Case Summary

The site is located opposite Burman House on the west side of School Road in Terrington St John. The site lies within the development boundary for Terrington St John, not within any conservation area, and not close to any listed buildings.

The application is for the erection of a two storey side and rear extension, a single storey front lean-to porch (to match what the neighbour to the south has), and a single storey rear flat roofed sun room. It is a revised design of a dismissed appeal, which proposed the two storey element to the side and front, instead of the side and rear in this case.

Key Issues

Design and impact on the character and appearance of the street scene
Impact on neighbour amenity
Any other matters requiring consideration prior to the determination of the application

Recommendation

APPROVE

THE APPLICATION

The site is located opposite Burman House on the west side of School Road in Terrington St John. The dwelling is quite well set back from the street, with its northern neighbour set further forward. The application dwelling forms one half of a semi-detached pair, of which

there are over a dozen along this side of School Road. The dwellings on this stretch of School Road are largely uniform in their character and appearance. The site lies within the development boundary for Terrington St John, not within any conservation area, and not close to any listed buildings.

The application is for the erection of a two storey side and rear extension, a single storey front lean-to porch (to match what the neighbour to the south has), and a single storey rear flat roofed sun room. It is a revised design following a dismissed appeal, which proposed the two storey element to the side and front, instead of the side and rear as currently proposed. It is considered this revised design has addressed the majority of the concerns with the previous appeal scheme, namely impact on the character and appearance of the street scene.

SUPPORTING CASE

None submitted

PLANNING HISTORY

18/00284/F: Application Refused: 25/04/18 - Remove existing garage and conservatory and install new double storey side and front extension complete with single storey porch to front and garden room to the rear - Woodstock, 22 School Road, Terrington St John, PE14 7SE - Appeal Dismissed 24/09/18

RESPONSE TO CONSULTATION

Terrington St John Parish Council: SUPPORT

It will enhance the look of the area from the road side and although it is a substantial footprint, the Parish Council would still like to support it.

NCC Highways: NO OBJECTION

Emergency Planning:

Because of its location in an area that during an extreme flood event could become isolated from safe access and egress routes (i.e. become a dry island), the occupiers should sign up to the Environment Agency flood warning system (0345 988 1188 or www.gov.uk/flood).

A flood evacuation plan should be prepared (more details at www.gov.uk/flood):

- This will include actions to take on receipt of the different warning levels.
- Evacuation procedures e.g. isolating services and taking valuables etc.
- Evacuation routes.

REPRESENTATIONS

None received

LDF CORE STRATEGY POLICIES

CS06 - Development in Rural Areas

CS08 - Sustainable Development

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM15 – Environment, Design and Amenity

NATIONAL GUIDANCE

National Planning Policy Framework (NPPF)
Planning Practice Guidance (PPG)

PLANNING CONSIDERATIONS

The main considerations are:

- Design and the impact on the character and appearance of the street scene
- Impact on neighbour amenity
- Any other material considerations that require consideration prior to the determination of the application.

Design and the impact on the character and appearance of the street scene:

The single storey front porch will match what the other half of the semi-detached pair already has to the front of their property. The single storey flat roofed sun room will not be visible from the street, nor will the two storey rear element.

The two storey side element would be subservient to the original dwelling, as it has a relatively modest width. Despite extending almost all the way up to the side boundary, the side extension would not contribute to a terracing effect due to the dwelling to the north being set further forward. It is for this same reason, combined with the fact that the application dwelling is set quite far back in its own right that the side extension would not contribute to unbalancing the semi-detached pair as it did in the appeal scheme. All materials to be used in the construction of the works are proposed to match the existing dwelling.

Overall, it is considered the revision to relocate the two storey front extension to the rear of the property has resolved the design issues raised in the dismissed appeal, and would maintain the character and appearance of the street scene and be in accordance with policies CS06 and CS08 of the Core Strategy 2011 and policy DM15 of the SADMP 2016.

Impact on neighbour amenity:

The application proposes no side windows with the exception of two that will be obscure glazed; one in a ground floor utility room and one in a first floor bathroom. There is a first floor window proposed on the rear elevation of the two storey rear extension to serve a new bedroom, however this window is considered to have no impact. The development would not overlook any neighbours.

The area of the neighbours plot which lies immediately to the north of the application site comprises the driveway. There is also a garage on the neighbour's plot which would effectively act as a screen. Despite this, there will be a minor overshadowing and overbearing impact on the front driveway of the neighbour's property, however this is not private amenity space and does not need to be safeguarded from such impact. The development would not overshadow or overbear any windows.

The neighbour comprising the other half of the semi-detached pair would not experience any impacts. It is considered the development would not have any adverse impacts on residential amenity, in accordance with policy CS08 of the Core Strategy 2011 and policy DM15 of the SADMP 2016.

Any other material considerations prior to the determination of the application:

The Local Highway Authority has no objection to the application.

The flood evacuation plan as suggested by the emergency planning officer is not necessary to determine this application, it is however recommended that the occupier take the precautions as suggested in case of a flood event.

CONCLUSION:

The development has resolved the material issues relating to design that were raised in the previously dismissed appeal, and would not bring any harm to the character or appearance of the street scene, or to the amenity of nearby residential occupiers. Therefore the proposal is in accordance with policies CS06 and CS08 of the Core Strategy 2011 and policy DM15 of the SADMP 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 plans. Drawing no. 1072.001 Rev A (Location Plans and Existing Plans), 1072.002 Rev C (Proposed Floor Plans, Roof Plan and Site Plan), and 1072.003 Rev C (Proposed Elevations).
- 2 Reason For the avoidance of doubt and in the interests of proper planning.