

Our Ref: JT/JB/96751

14 April 2022



Planning Services
Fenland District Council
Fenland Hall
County Road
March
PE15 8NQ

Dear Sir/Madam

**PRIORY GROUP
CONQUEST LODGE, DAGLESS WAY, MARCH, PE15 8SU
PROPOSED SINGLE STOREY LOUNGE EXTENSION
PLANNING PORTAL REFERENCE: PP-11195113**

Introduction

Alder King Planning Consultants, on behalf of Priory Group, have been instructed to apply for planning permission for the construction of a small single storey lounge extension at its care home at Conquest Lodge, March.

Application Site

The application site is an established care home located in March on the south side of Dagless Way. The site is located in a residential area, with residential curtilages bordering it to the south, east and west and Dagless Road itself to the north. Dagless Way is accessed via Elm Road to the east of the site.

The care home comprises two separate detached single storey buildings. The building to the west of the site faces Dagless Way, whereas the other building (which is subject to this application) is located at right angles to Dagless Way and faces into the application site.

The site is not located within a conservation area or close to any listed buildings.

Application Proposal

Planning permission is being sought for a small single storey lounge extension to the care home's eastern building and associated minor works. The small extension will be located on the east elevation and will be single storey with a flat roof.

The extension will be constructed using brick to match the existing building. It will have two doors with ramps for access into the garden, located on the north and south elevation and will have two windows facing on to the garden. The extension will not extend all the way to the boundary fence with the nearest residential neighbour. The new windows and doors will match the existing windows and doors on the main building.

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On the east elevation of the main building and to the north of the extension a new door will replace a window. This door will form a new means of escape. The door will also be designed to match the existing doors.

Relevant Planning Policy

The Fenland Local Plan (2014) sets out the local planning policy for the area.

Policy LP16 relates to the delivery of high quality environments across the district. Proposals will only be approved if they do not harm the street scene or the character of the surrounding area.

Designs need to be complementary to their surroundings and development must also manage and mitigate against any potential amenity impacts which would be generated.

Planning Considerations

Given the very small scale and nature of the application proposals, the two primary planning considerations are those relating to design and appearance and potential impacts on neighbours.

The proposed works are very limited in scale with the extension only comprising about 20 sq.m. of floorspace. However, the small new lounge created will provide essential additional space for residents and will form an important part of the care provision provided at Conquest Lodge.

The associated new means of escape door will provide an important escape route out of the main building on the rare occasion that it is required.

All proposed materials have been chosen to be in keeping with those used on the existing building. The extension is very small and only single storey so will be subservient to the host building. The extension is flat roofed in order to minimise its height and the proposed location and size is such that it will barely be seen from outside of the site, being screened by either the host building or existing boundary treatments. It will not adversely impact on the streetscene or the character and appearance of the area, thereby aligning the proposal with Policy LP16 of the Local Plan.

It is acknowledged that the proposed small extension will be closer to the neighbouring residential property than the existing building. However, given its siting, height and design, it will not have any adverse impact on the amenities of the neighbouring occupiers.

There is an existing boundary fence between the care home and the neighbouring house and the height of the extension is such that it will only be slightly higher than the boundary fence, given its flat roofed form. Its design and siting mean that it will not result in any adverse impacts relating to shadowing, loss of light or overbearing nature. Indeed, what will be able to be seen of the very small extension from the neighbouring property will be seen within the backdrop of a much larger structure. The neighbouring house itself has a larger detached garage in front of it.

Furthermore, the extension will be set back about 1m within the application site from the boundary fence and it will not have any windows in the elevation along the shared boundary. Therefore, the proposal will not give rise to any adverse impacts on neighbours such as overlooking and loss of privacy.

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The use of the small extension by residents will not give rise to any adverse impacts on neighbours and no increase in resident numbers is being proposed.

Application Submission

The planning application consists of the following, in addition to this covering letter:

- Planning application forms and completed ownership certificate
- Completed Biodiversity Checklist
- Application Drawings:
 - Location Plan, Site Plan, Existing Plans and Elevations (Drg. No. 1182/01A)
 - Proposed Plans and Elevations (Drg. No. 1182/02A)

The application fee of £234 has been paid via the Planning Portal.

We trust that the Council will be able to grant planning permission in due course. In the meantime, we look forward to receiving confirmation of registration of the application.

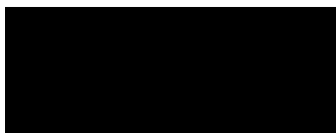
Yours faithfully



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Town Planner

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