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**F/YR22/0893/F**

**Applicant: Mrs E Langridge**

**Agent : Mr Nick Seaton  
Anglia Building Consultants**

**Crown House, Crown Road, Christchurch, Wisbech PE14 9NF**

**Erect a 2-storey side extension to existing dwelling**

**Officer recommendation: Grant**

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## **1 EXECUTIVE SUMMARY**

This application seeks to erect a 2-storey side extension to the existing dwelling.

The development will not introduce any adverse impacts upon the character of the surrounding area, nor will it adversely impact upon neighbouring properties situated to the south-east and south-west of the application site.

The scheme is therefore considered to be compliant with Policy LP1, LP14, LP15 and LP16 of the Fenland Local Plan 2014.

## **2 SITE DESCRIPTION**

The application site is situated on the south-western side of Crown Road within the settlement of Christchurch. The site is surrounded by agricultural land with neighbouring properties situated to the south-east and south-west of the site.

The dwelling on site is a 2-storey detached dwelling finished in a red brick. Single-storey extensions are situated to the side and the rear of the dwelling which are finished in a cream render. The rear garden of the site is bounded by brick walls, close-boarded fencing and various hedges and trees.

The site is situated within Flood Zone 1 (low risk).

## **3 PROPOSAL**

This application seeks to erect a 2-storey side extension to the existing dwelling. The 2-storey extension will be situated on the north-west facing elevation of the existing dwelling and will form a kitchen at ground floor and third bedroom and en-suite at first floor.

The extension will have a depth of 6.6 metres approx. and a width of 3.4 metres approx. The roof proposed will be dual-pitched with an eaves height of 4.3 metres and a ridge height of 7 metres approx.

The fenestration proposed at ground-floor level include 2 windows facing north-west and 1 window facing north-east. The fenestration at first-floor level include 1 window facing south-west, 1 window facing north-west and 1 window facing north-east.

The materials proposed are a white render and tiles to match the existing dwelling.

#### 4 SITE PLANNING HISTORY

Reference	Description	Decision
F/YR01/0169/F	Continued use of Crown House for mixed use for residential purposes and hydraulic customising of vehicles and operations in connection thereof subject to conditions	Granted 09/04/2001

#### 5 CONSULTATIONS

##### Local Residents/Interested Parties

No comments received.

#### 6 STATUTORY DUTY

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires a planning application to be determined in accordance with the Development Plan unless material planning considerations indicate otherwise. The Development Plan for the purposes of this application comprises the adopted Fenland Local Plan (2014).

#### 7 POLICY FRAMEWORK

##### National Planning Policy Framework (NPPF)

Para 2 – Applications to be determined in accordance with the development plan unless material considerations indicate otherwise

Para 11 – A presumption in favour of sustainable development

Para 47 – All applications for development shall be determined in accordance with the development plan, unless material considerations indicate otherwise

Para 130 – Achieving well-designed places

##### National Planning Practice Guidance (NPPG)

##### National Design Guide 2021

Context

Identity

Built Form

##### Fenland Local Plan 2014

LP1 – A Presumption in Favour of Sustainable Development

LP14 – Responding to Climate Change and Managing the Risk of Flooding in Fenland

LP15 – Facilitating the Creation of a More Sustainable Transport Network in Fenland

LP16 – Delivering and Protecting High Quality Environments across the District

##### Emerging Local Plan

The Draft Fenland Local Plan (2022) was published for consultation on 25th August 2022, the first stage of the statutory process leading towards the adoption of the Plan. Given the very early stage which the Plan is therefore at, it is considered, in accordance with Paragraph 48 of the NPPF, that the policies of this should carry extremely limited weight in decision making. Of relevance to this application are policies:

LP7 – Design  
LP8 – Amenity Provision  
LP22 – Parking Provision  
LP32 – Flood and Water Management

## **8 KEY ISSUES**

- **Principle of Development**
- **Design Considerations and Visual Amenity of the Area**
- **Residential Amenity**
- **Parking**
- **Flood Risk**

## **9 ASSESSMENT**

### **Principle of Development**

This application seeks to erect a 2-storey side extension to the existing dwelling at Crown House. Policy LP16 supports the principle of such development, subject to the development having no adverse impacts upon the character of the area or the surrounding residential amenity. The principle of development is therefore considered to be acceptable subject to the policy considerations set out below.

### **Design Considerations and Visual Amenity of the Area**

The 2-storey side extension will be situated on the north-western elevation of the existing dwelling and given that agricultural land is situated to the north-west of the application site, the extension will be somewhat visible from the surrounding street scene. Notwithstanding this, the dwellings along Crown Road vary in character and design, and as such, it is not considered that the extension proposed will significantly impact upon the visual amenity of the surrounding area. In addition to this, the roof height proposed will be lower than the existing dwelling and as such will appear subservient. The extension will be finished in a white render creating a clear distinction between the dwelling and the extension

### **Residential Amenity**

Neighbouring residential properties sit to the south-east and the south-west of the application site. Given the location of the proposed extension, it is unlikely that the development will introduce any adverse overbearing impacts upon the neighbouring properties.

An en-suite window is proposed on the south-west elevation of the extension which will overlook the rear gardens of the dwelling to the south-west. There is existing fenestration upon this elevation, therefore it is unlikely that the scheme will introduce any additional overlooking impacts than what is already existing on site.

## Parking

The extension will result in a third bedroom being provided. Policy LP15, Appendix A of the Fenland Local Plan states that 2 parking spaces should be provided for dwellings with up to 3 bedrooms. The required parking allocation on site therefore has not changed as a result of the proposed extension. The extension will be situated on an existing patio area and therefore will not impact upon the existing parking arrangement on site. The scheme is therefore considered to be compliant with Policy LP15.

## Flood Risk

The application site lies within Flood Zone 1; accordingly, there are no issues to address in respect of Policy LP14.

## 10 CONCLUSIONS

This application seeks to erect a 2-storey side extension to the existing dwelling. The proposed extension will not introduce any adverse impacts upon the character of the surrounding area, nor will it introduce any impacts upon residential amenity given that the extension is situated on the north-west elevation of the existing dwelling. No further policy issues were raised during the assessment of the scheme and as such the application is considered to be compliant with Policy LP1, LP14, LP15 and LP16.

## 11 RECOMMENDATION

### Grant

Case Officer K Crow Date: 09/09/2022	Team Leader: SB Date: 9.9.2022
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