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**F/YR24/0108/F**

**Applicant: Lindsey Wilkie**

**Agent : Mr G Boreham  
Morton & Hall Consulting Ltd**

**59 Elwyn Road, March, Cambridgeshire, PE15 9BY**

**Erect a detached double garage to existing dwelling**

**Officer recommendation: Grant**

**Reason for Committee: Number of representations received contrary to Officer recommendation**

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**Government Planning Guarantee**

**Statutory Target Date For Determination: 19 March 2024**

**EOT in Place: Yes**

**EOT Expiry: 08 May 2024**

**Application Fee: £258**

**Risk Statement:**

**This application must be determined by 8<sup>th</sup> May 2024 otherwise it will be out of time and therefore negatively affect the performance figures.**

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**1 EXECUTIVE SUMMARY**

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| <p>1.1 This application is for the erection of a detached double garage to the front of the existing garage.</p> <p>1.2 It is acknowledged that the garage would be visible from the street scene, however given the single-storey nature of the development, existing boundary treatments and the presence of similar developments within the street scene, it is not considered that the scheme would have adverse character impacts.</p> <p>1.3 Whilst it is acknowledged that a number of objections have been received from neighbouring properties, it is unlikely that the garage would detrimentally impact upon neighbouring amenity by way of overlooking, overshadowing or appearing overbearing.</p> <p>1.4 No further policy issues were raised during the assessment of the scheme. As such, the scheme can be considered to be compliant with Policy LP1, LP14, LP15 and LP16 of the Fenland Local Plan 2014.</p> <p>1.5 The application is therefore recommended for approval.</p> |
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## 2 SITE DESCRIPTION

- 2.1 The site is situated within the settlement of March and lies to the east of Elwyn Road. The site comprises of a generous plot with a detached residential dwelling.
- 2.2 The site is surrounded by residential dwellings of mixed height, scale and architecture.
- 2.3 The site lies within Flood Zone 1 (low risk).

## 3 PROPOSAL

- 3.1 The application has been amended to reduce the scale, removing a store room proposed at first-floor level.
- 3.2 The application seeks full planning permission for the erection of a detached double garage. The proposed garage would be situated adjacent to the south of the application site, forward of the existing dwelling on site.
- 3.3 The proposed garage would measure 7.9 x 8.9 metres. The roof proposed would be pitched with a ridge height of 4.3 metres and an eaves height of 2.6 metres.
- 3.4 The materials proposed would be a Flemish antique brick plinth with white render and Grey concrete tiles.
- 3.5 Full plans and associated documents for this application can be found at: [F/YR24/0108/F | Erect a detached double garage to existing dwelling | 59 Elwyn Road March Cambridgeshire PE15 9BY \(fenland.gov.uk\)](#)

## 4 SITE PLANNING HISTORY

Reference	Description	Decision
F/YR17/0714/F	Erection of a 2-storey front extension and porch and alterations to front windows of existing dwelling	Granted 27/09/2017

## 5 CONSULTATIONS

- 5.1 The following comments were received with regard to the initial proposal on site, which was for a detached double garage with store above:

### 5.2 March Town Council

*Recommendation: Approval*

### 5.3 Local Residents/Interested Parties

11 letters of objection were received to this application. 10 of these letters were received from address points in March (6 from Elwyn Road, 1 from Elwyn Court, 1 from Westwood Avenue, 1 from Millfield Close and 1 from Grandford Drove). 1 letter was received from an address point within Wimblington.

A further letter of objection was also received, however the address details were incomplete and therefore it could not be counted.

The reasons for objection are as follows:

- Detrimental to the street view
- Loss of light
- Proximity to boundary
- Future change of use
- Previous garage on site has been converted
- Should be situated to the rear of the house
- Haven't received consultation
- Needs to be reduced in size and height

5.4 Following the submission of amended drawings detailing a single-storey garage, the following comments were received:

#### 5.5 **March Town Council**

*Recommendation; Approval*

#### 5.6 **Local Residents/Interested Parties**

9 letters of objection were received to the revised application. 8 of these letters were received from address points in March (2 from Elwyn Road, 2 from Upwell Road, 1 from Elwyn Court, 2 from Millfield Close and 1 from Aspenwood Grove). 1 letter was received from an address point within Wimblington. The reasons for objection are as follows:

- Detrimental to street view
- Loss of light
- Proximity to boundary
- Previous garage on site has been converted
- Should be situated to the rear of the house
- Reduction in height not a significant enough change

## **6 STATUTORY DUTY**

6.1 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**

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

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

Determining a Planning Application

### **7.3 National Design Guide 2021**

Context

Identity

Built Form

#### 7.4 **Fenland Local Plan 2014**

LP1 – A Presumption in Favour of Sustainable Development

LP2 – Facilitating Health and Wellbeing of Fenland Residents

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

#### 7.5 **Emerging Local Plan**

The Draft Fenland Local Plan (2022) was published for consultation between 25th August 2022 and 19 October 2022, all comments received will be reviewed and any changes arising from the consultation will be made to the draft Local 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

#### 7.6 **March Neighbourhood Plan 2017**

### 8 **KEY ISSUES**

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

### 9 **ASSESSMENT**

#### **Principle of Development**

- 9.1 This application seeks permission for the erection of a detached garage to the front of the existing dwelling. Policy LP16 supports the principle of such development subject to the significance of, and the likely impact upon the character of the surrounding area, the amenity of neighbouring properties and users in its design and appearance, and the impact upon parking arrangements. The principle of development is therefore considered acceptable, subject to policy considerations set out below.

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

- 9.2 Policy LP16 of the Local Plan is concerned with ensuring that the development is acceptable in design terms and protects the character and appearance of an area.

- 9.3 The proposed garage would be situated to the front of the existing dwelling on site and therefore highly visible from the street scene. The site is surrounded by residential dwellings of mixed height, scale and architecture.
- 9.4 There are examples of detached garages within the street scene, such as at 36 Elwyn Road. No. 36 is bounded by a brick wall and there is numerous trees to the front of the site, aiding in obscuring the view of the garage from the street scene.
- 9.5 The garage proposed under this application would be situated forward of the existing dwelling on site, with a clearance of approximately 1 metre between the rear elevation of the garage and the southern boundary of the site. The garage would be set back from the highway by approximately 15.7 metres. Whilst it is acknowledged that the building would be visible from the street scene, given that the building would be single-storey, its unlikely that visual impacts would be adverse. In addition to this, a 2 metre high hedge runs along the front boundary of the site, with an 11m ash tree in the north-western corner of the site which will aid in obscuring the view of the building from the street scene. Therefore, on balance, it's not considered that the development would have an adverse impact upon the character of the surrounding area and therefore is considered to be compliant with Policy LP16 of the Fenland Local Plan.

### **Residential Amenity**

- 9.6 Policy LP16 of the Local Plan is also concerned with ensuring that the development is acceptable in terms of protecting the amenity of neighbouring properties.
- 9.7 There is a neighbouring property immediately south of the application site (No. 62). The northern side elevation of this property would be approximately 5.2 metres from the rear elevation of the proposed garage. The side elevation of No. 62 includes a number of ground floor windows. Having reviewed the site history for this dwelling, the windows appear to serve a kitchen, WC and cloak room (application reference F/YR12/0794/F). The proposed garage would be visible from all of these ground floor windows, however there is the provision of a high close-boarded fence along the southern boundary of the site, which already obscures the view of these windows. It is unlikely that the provision of a single-storey extension would therefore introduce significant overbearing impacts upon the neighbouring property.
- 9.8 It is acknowledged that objections have been received with regard to the loss of light as a result of the development on site. Given that the direction of sun travel is from east to west, it is unlikely that the garage would introduce any significant overshadowing impacts. Overshadowing impacts would predominantly impact upon the application site itself. As such, it is not considered that the scheme would significantly impact upon neighbouring property by way of overshadowing.
- 9.9 No windows are proposed to serve the garage, therefore there are no overlooking impacts to address.
- 9.10 As such, the scheme is considered to be compliant with Policy LP16 with regard to residential amenity.

### **Parking**

9.11 Policy LP15 seeks to ensure that adequate parking provision is provided on site. The garage will internally measure 7x 8 metres. Appendix A of the Fenland Local Plan 2014 states that garages should internally measure 7 x 3 metres to be designated as a parking space. The garage therefore is sufficient in size to accommodate 2 parking spaces. Irrespective of this, there is sufficient space to the front of the dwelling to accommodate parking of at least 3 vehicles.

9.12 As such, the scheme is considered to be compliant with Policy LP15.

### **Flood Risk**

9.13 The proposal is located within flood zone 1 and not in an area known to be at risk of flooding. Furthermore, given the modest scale of the development, any significant flooding implications are unlikely.

### **Other Matters**

9.14 It is acknowledged that a number of objections have been received with regard to this application. These objections have been addressed in the assessment section above.

## **10 CONCLUSIONS**

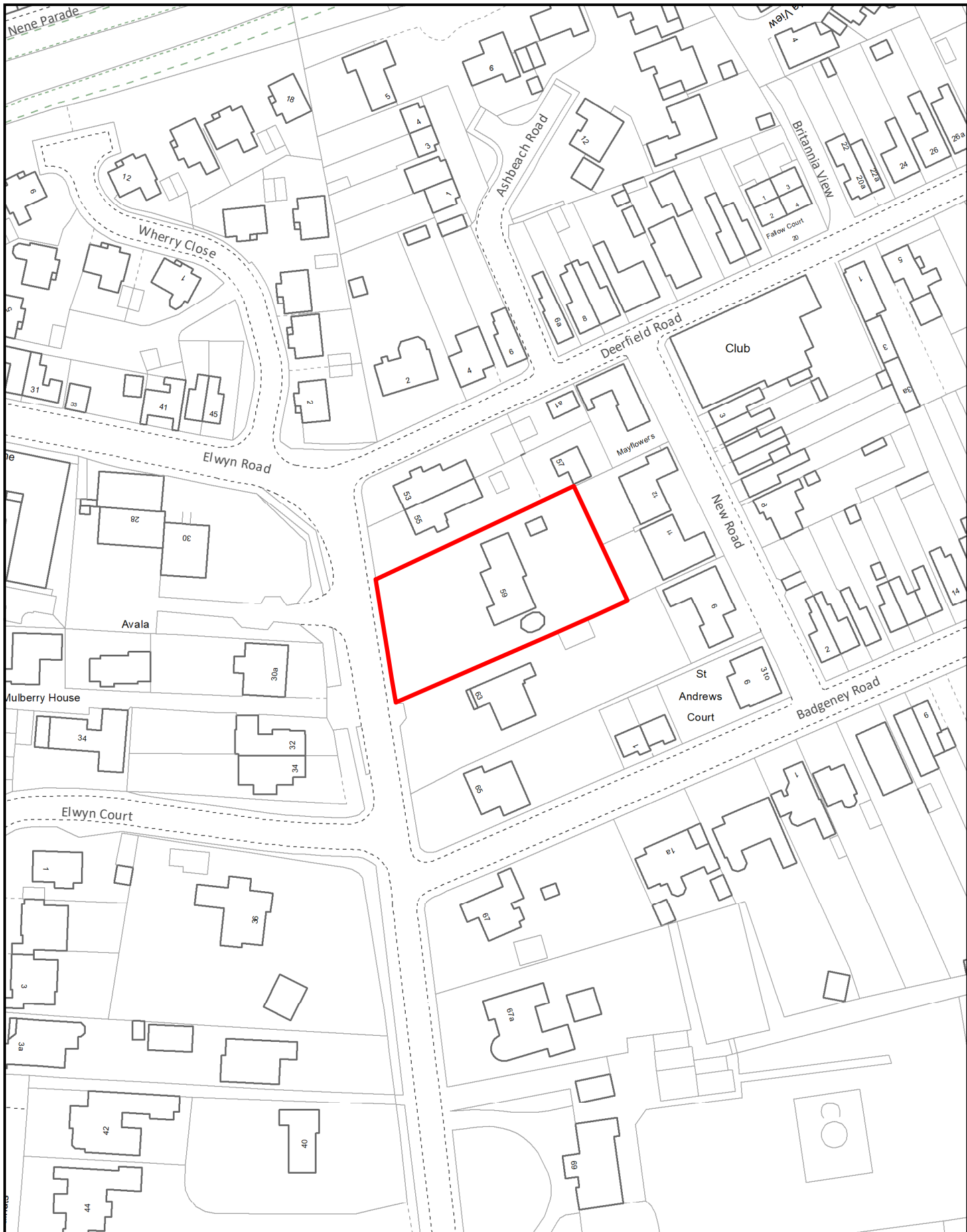
10.1 The proposed garage will not adversely impact upon the character of the area, nor will it adversely impact upon neighbouring properties by way of overlooking, overshadowing or appearing overbearing. There would also be no adverse impact on parking. No further policy issues were raised during the assessment of the scheme. As such, the scheme can be considered to be compliant with Policy LP1, LP14, LP15 and LP16 of the Fenland Local Plan 2014.

## **11 RECOMMENDATION**

11.1 **Grant**, with the following conditions:

1	<p>The development permitted shall be begun before the expiration of 3 years from the date of this permission.</p> <p>Reason - To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004.</p>
2	<p>The development hereby approved shall be finished externally with a Flemish antique brick plinth with white render and Grey concrete tiles.</p> <p>Reason - To safeguard the visual amenities of the area and ensure compliance with Policy LP16 of the Fenland Local Plan, adopted May 2014.</p>
3	<p>The development hereby permitted shall be used for the parking of vehicles and ancillary storage only and shall not be used as habitable rooms and no trade or business shall be carried out therefrom.</p> <p>Reason - The determination of this application is on the basis of the parking and ancillary storage use of the building; any habitable or commercial element would require further consideration of residential amenity, highway safety, parking provision and flood risk in accordance with LP2, LP14, LP15 and</p>

	LP16 of the Fenland Local Plan 2014.
4	Approved Plans H9480/02 REV B Proposed Site Plan and Street Scene H9480/03 REV C Garage Floor Plans and Elevations H9480/01 Location Plan and Existing Site Plan



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**F/YR24/0108/F**

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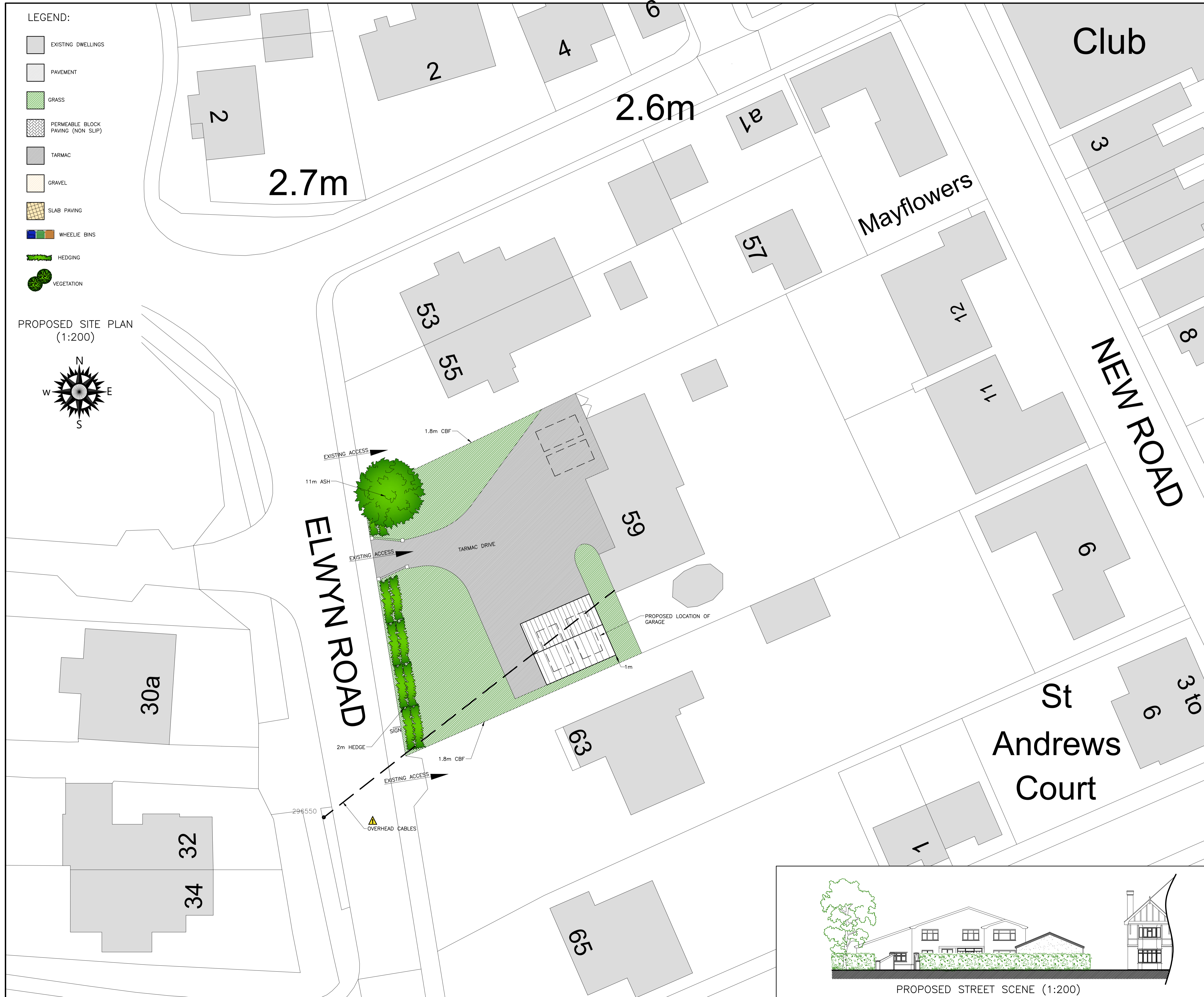
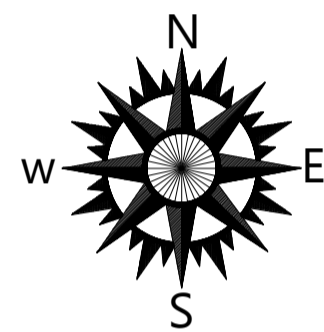




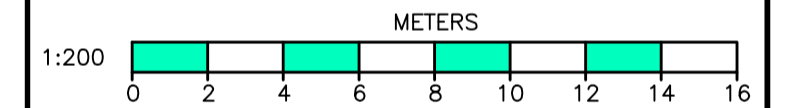
LEGEND:

-  EXISTING DWELLINGS
-  PAVEMENT
-  GRASS
-  PERMEABLE BLOCK PAVING (NON SLIP)
-  TARMAC
-  GRAVEL
-  SLAB PAVING
-  WHEELIE BINS
-  HEDGING
-  VEGETATION

PROPOSED SITE PLAN  
(1:200)



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Where materials, products and workmanship are not fully specified they are to be of the standard appropriate to the works and suitable for the purpose stated in or reasonably to be inferred from the drawings and specification. All work to be in accordance with good building practice and BS 8000 to the extent that the recommendations define the quality of the finished work. Materials products and workmanship to comply with all British Standards and EOTA standards with, where appropriate, BS or EC marks.  
All products and materials to be handled, stored, prepared and used or fixed in accordance with the manufacturers current recommendations.  
The contractor is to arrange inspections of the works by the BCO (or NHBC) as required by the Building Regulations and is to obtain completion certificate and forward to the Engineer  
All finishes, insulation and damp-proofing to architect's details



B	SCHEME UPDATED	MAR 2024
A	DRAWING UPDATED	FEB 2024
	REVISIONS	DATE

**MORTON & HALL CONSULTING LIMITED**  
CONSULTING STRUCTURAL ENGINEERS

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Tel: 01354 655454, Fax: 01354 660467, E-mail: info@mortonandhall.co.uk, Website: www.mortonconsultingengineers.co.uk

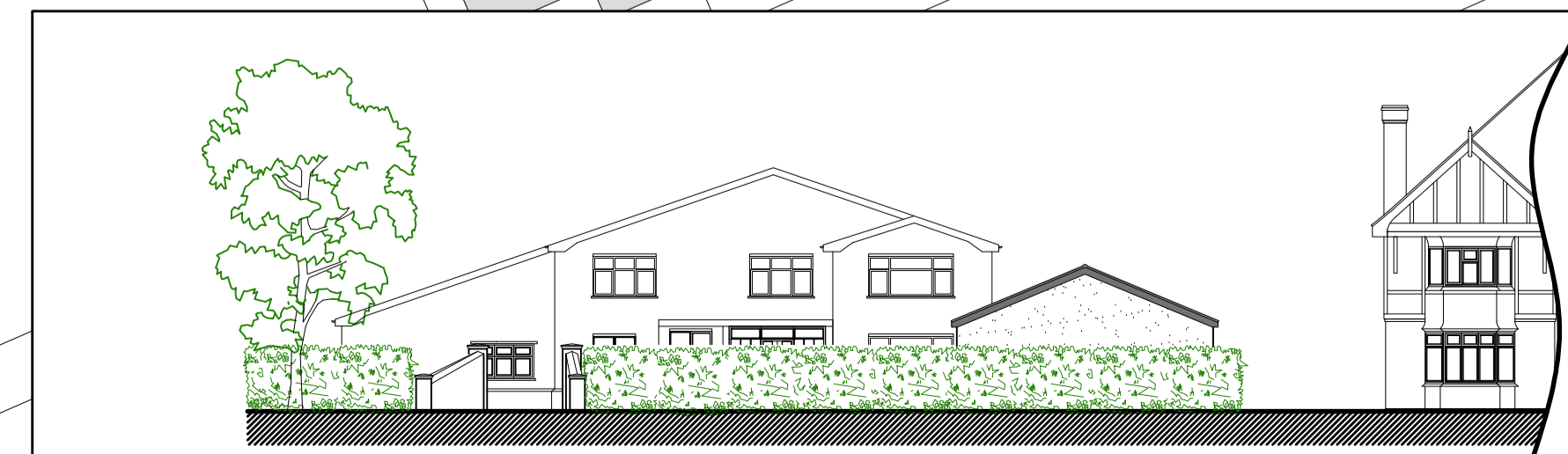
LABC Fenland District Council Building Design Awards winner

CLIENT  
Lindsey Wilkie

PROJECT  
59 Elwyn Road  
March  
Cambridgeshire  
PE15 9BY

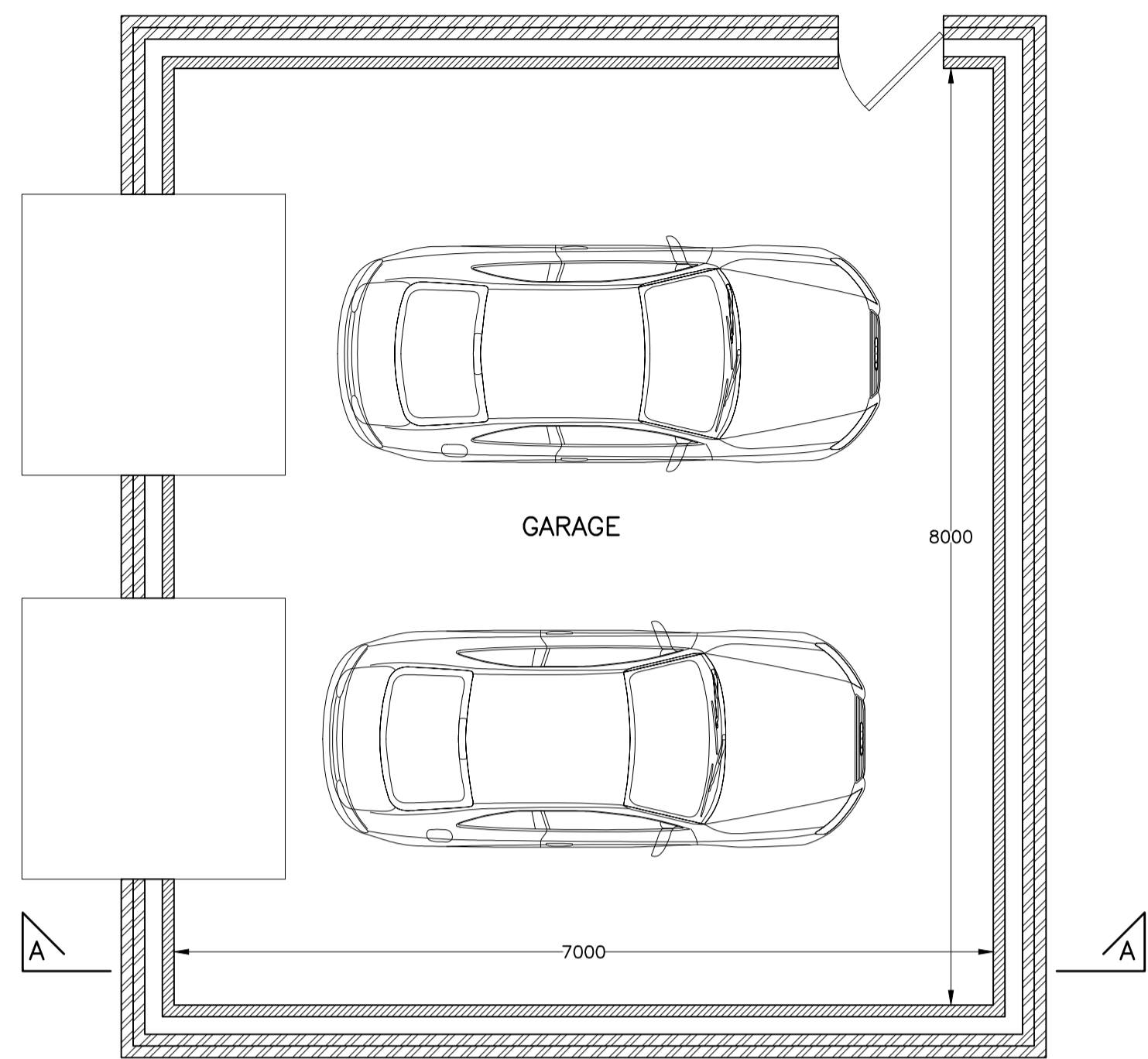
TITLE  
Proposed Site Plan & Street Scene

DRAWN G.Booram	DATE OF ISSUE
CHECKED	
DATE Jan 2024	DRAWING NUMBER H9480/02 <sub>B</sub>
SCALE As Shown	

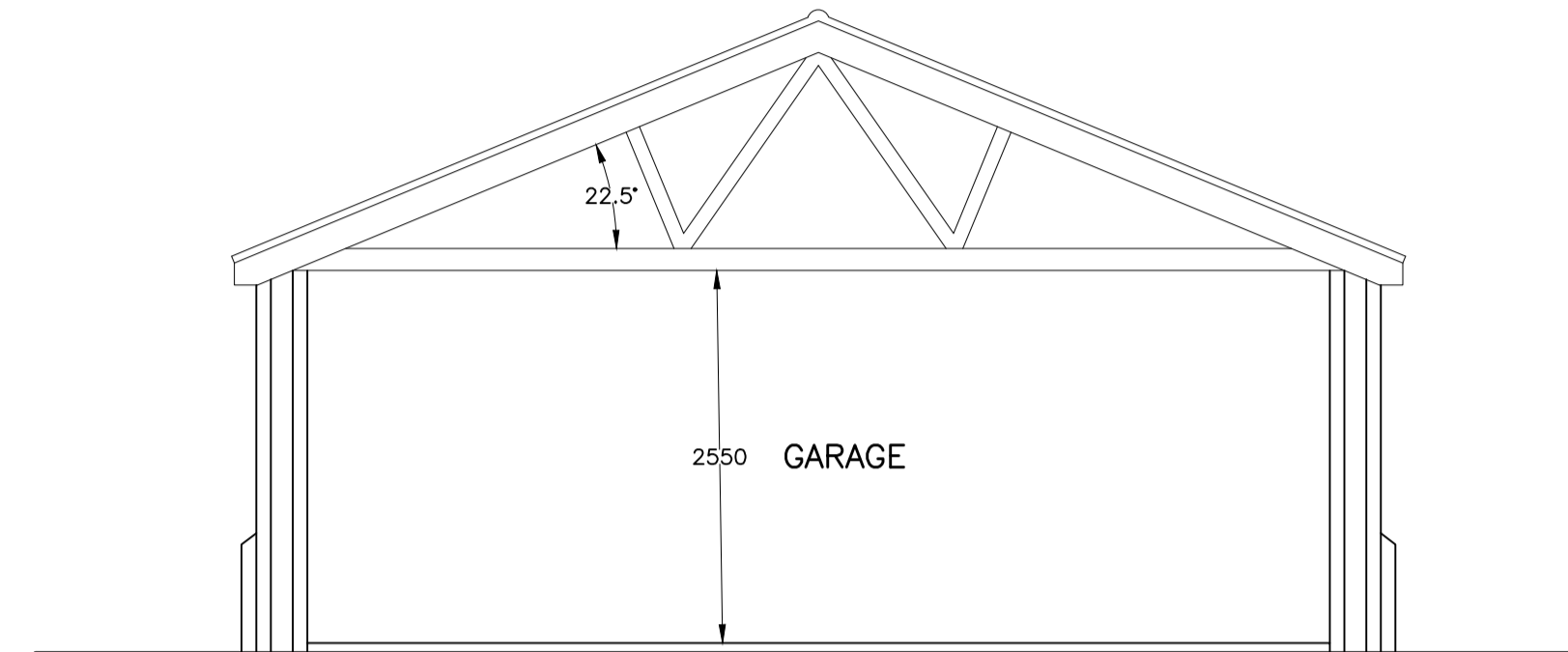


PROPOSED STREET SCENE (1:200)



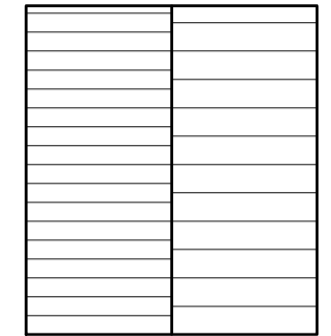


PROPOSED GROUND FLOOR PLAN  
(1:50)



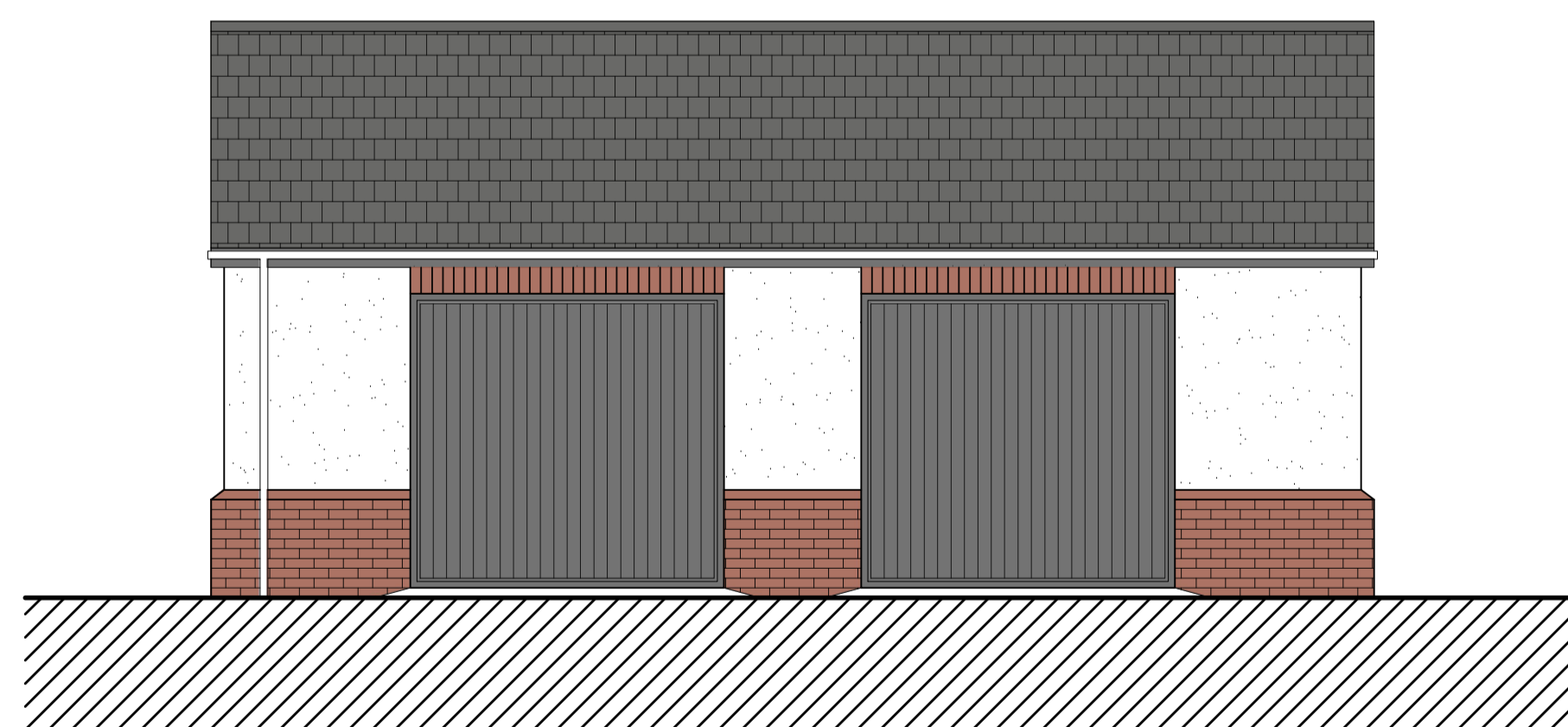
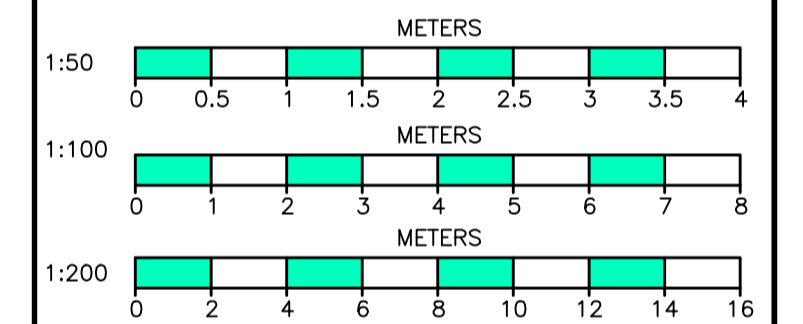
PROPOSED SECTION A-A  
(1:50)

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Where materials, products and workmanship are not fully specified they are to be of the standard appropriate to the works and suitable for the purpose stated in or reasonably to be inferred from the drawings and specification. All work to be in accordance with good building practice and BS 8000 to the extent that the recommendations define the quality of the finished work. Materials products and workmanship to comply with all British Standards and EOTA standards with, where appropriate, BS or EC marks.  
All products and materials to be handled, stored, prepared and used or fixed in accordance with the manufacturers current recommendations.  
The contractor is to arrange inspections of the works by the BCO (or NHBC) as required by the Building Regulations and is to obtain completion certificate and forward to the Engineer.  
All finishes, insulation and damp-proofing to architect's details

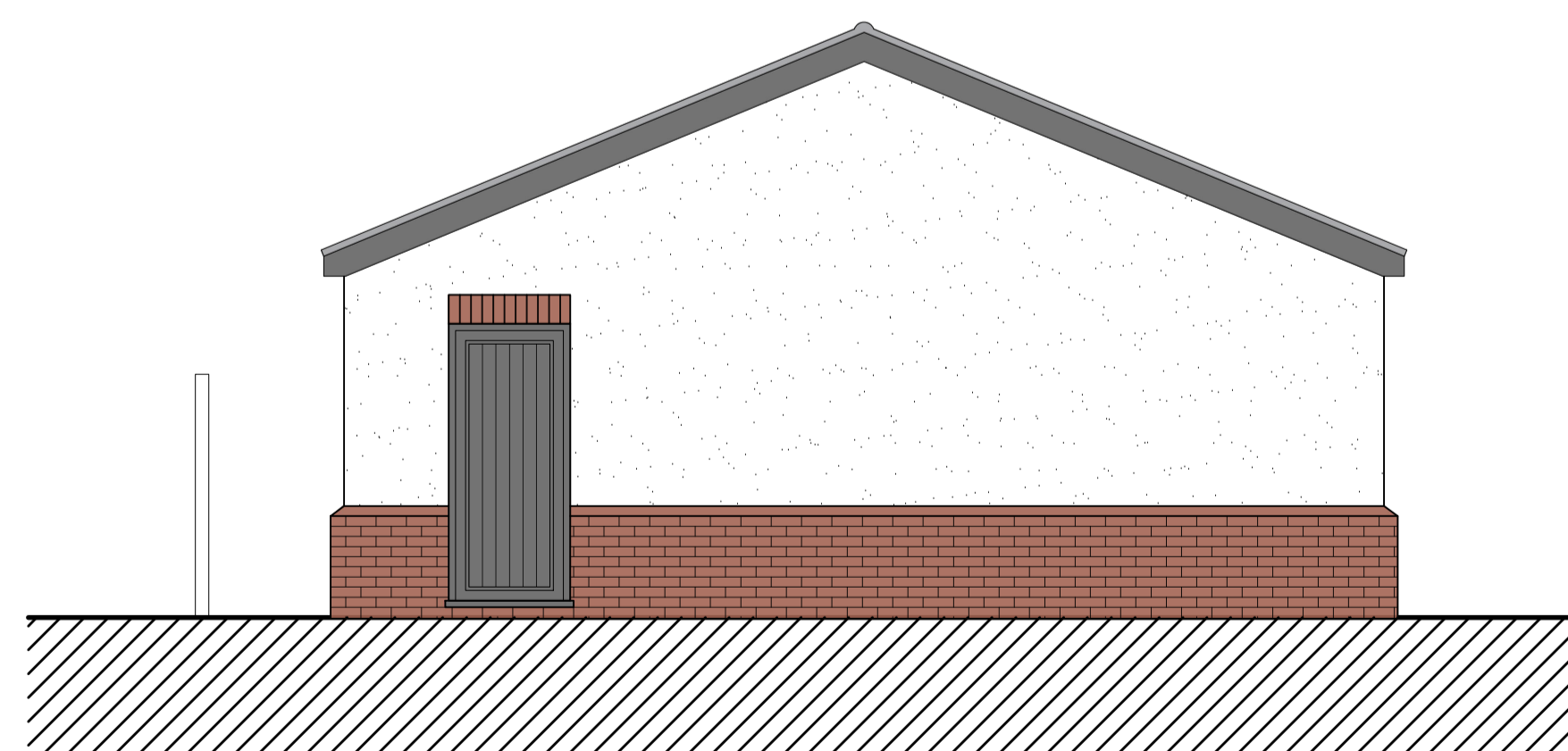


PROPOSED ROOF PLAN  
(1:200)

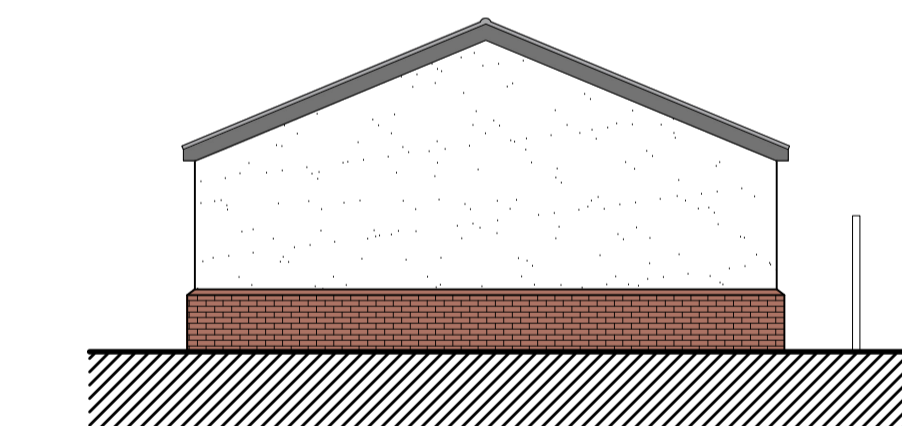
**MATERIALS:**  
WALLS : FLEMISH ANTIQUE BRICK PLINTH AND WHITE RENDER  
ROOF : GREY CONCRETE TILES  
JOINERY : ANTHRACITE UPVC



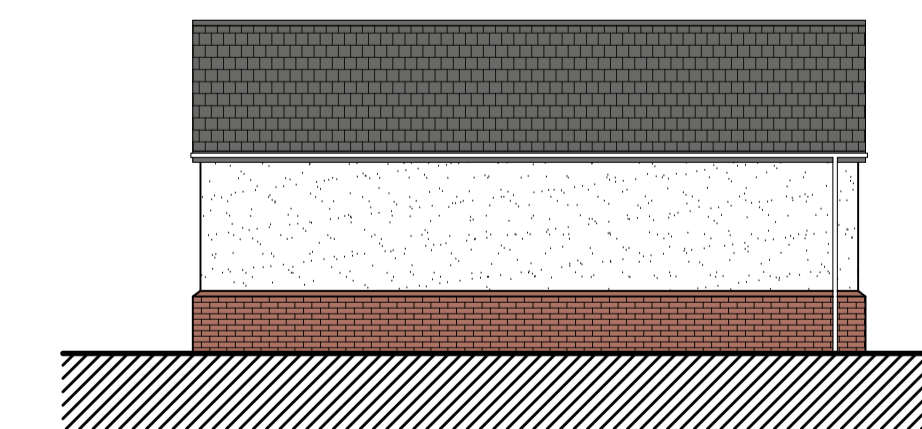
PROPOSED FRONT ELEVATION  
(1:50)



PROPOSED LHS ELEVATION  
(1:50)



PROPOSED RHS ELEVATION  
(1:100)



PROPOSED REAR ELEVATION  
(1:100)

REVISIONS	DATE
C SCHEME AMENDED	MAR 2024
B HEIGHT REDUCED	FEB 2024
A CLIENTS COMMENTS	JAN 2024

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LABC Fenland District Council Building Design Awards winner Building Excellence in Fenland

CLIENT	Lindsey Wilkie
PROJECT	59 Elwyn Road March Cambridgeshire PE15 9BY
TITLE	Proposed Garage Arrangements
DRAWN	G.Bohram
CHECKED	
DATE	Jan 2024
SCALE	As Shown
DATE OF ISSUE	
DRAWING NUMBER	H9480/03c