

**21/01288/FUL**

7 Centre Road  
Soham  
Ely  
Cambridgeshire  
CB7 5AU

Demolition of existing outbuilding and conservatory, construction of a two storey side and rear extension with associated works

To view all of the public access documents relating to this application please use the following web address or scan the QR code:

<http://pa.eastcambs.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QYPLTSGGMV800>





21/01288/FUL

7 Centre Road  
Soham



East Cambridgeshire  
District Council

Date: 16/11/2021  
Scale: 1:1,000



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**MAIN CASE**

**Reference No:** 21/01288/FUL

**Proposal:** Demolition of existing outbuilding and conservatory, construction of a two storey side and rear extension with associated works

**Site Address:** 7 Centre Road Soham Ely Cambridgeshire CB7 5AU

**Applicant:** Mr Daniel Lawrence

**Case Officer:** Molly Hood Planning Officer

**Parish:** Soham

**Ward:** Soham South  
Ward Councillor/s: Ian Bovingdon  
Dan Schumann

**Date Received:** 31 August 2021      **Expiry Date:** 7<sup>th</sup> December 2021  
**Report Number W125**

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**1.0 RECOMMENDATION****1.1** Members are recommended to REFUSE the application for the following reasons:

- 1) The proposal by virtue of its design, scale and siting is considered to result in a dominant and visually harmful development that fails to enhance or enrich the appearance of the existing dwelling or the streetscene. The proposal will result in a significant mass of built form which more than doubles the footprint of the existing property and would not result in a positive or complementary relationship. Furthermore, the two storey extension is detrimental to the symmetry and character of the semi-detached pair and wider grouping of the five semi-detached properties. The proposal fails to have regard to the supplementary planning documents and is not considered to be high quality design in accordance with Chapter 12 of the NPPF. By virtue of its scale, design and location the proposal is considered to result in a form of development which would be substantially harmful to the existing dwelling, its semi-detached pair and the immediate streetscene. As such the proposal is contrary to policies ENV1 and ENV2 of the East Cambridgeshire Local Plan 2015, the Design Guide SPD and Chapter 12 of the NPPF.
- 2) The two storey extension, by virtue of its scale and location is considered to result in significantly detrimental impacts to the residential amenity of No.5 Centre Road. The 6m projection of two storey built form would introduce a

significant massing of built form to the rear elevation of No.5. Due to the directional orientation of the site and location of the built form it is considered that this element would result in significant overshadowing, loss of light and oppressive impacts to the adjoining neighbour's rear elevation windows as well as private amenity space. As such the proposal is contrary to policy ENV2 of the East Cambridgeshire Local Plan 2015 and Chapter 12 of the NPPF which seeks all new development to ensure there is no significantly detrimental impacts on the residential amenity of nearby occupiers.

## 2.0 SUMMARY OF APPLICATION

- 2.1 The application seeks permission for the demolition of the existing outbuilding on the site and the rear elevation conservatory. Permission is sought for the construction of a two storey extension which projects off the rear elevation and extends to the side of the property, beyond the southern side elevation. In addition, a single storey rear extension is proposed and would join onto the two storey addition.
- 2.2 At ground floor the built form will project 6m (19.6ft) from the rear elevation and at a width of 9.4m (30.8ft). Built form is slightly reduced at first floor as the width is 7.5m (24.6ft) but still projects 6m (19.6ft) from the existing rear elevation. The single storey element is a flat roof design with a ridge height of 3.2m (10.4ft) and the pitched roof of the two-storey extension will have a ridge height of 7.45m (24.4ft).
- 2.3 Furthermore, a small porch is proposed on the front elevation measuring 1.5m (4.9ft) in depth, 2m (6.5ft) in width and will have a ridge height of 3.3m (10.8ft).
- 2.4 The application has been called into Planning Committee by Councillor Bovingdon as Centre Road consists of properties of all types and many have extensions/additions. Similar properties with extensions exist in the area and as far as I can see from looking at the site, it will not have an adverse affect on the area. Indeed other adjoining roads have had far more contentious planning passed. We need to have some consistency in planning decisions and that is why I feel it should be called in as this decision will be inconsistent with others and will probably result in an appeal.
- 2.5 The full planning application, plans and documents submitted by the Applicant can be viewed online via East Cambridgeshire District Council's Public Access online service, via the following link <http://pa.eastcambs.gov.uk/online-applications/>.

## 3.0 PLANNING HISTORY

- 3.1 No relevant planning history.

## 4.0 THE SITE AND ITS ENVIRONMENT

- 4.1 The application site is a semi-detached property situated within the defined development envelope for Soham. The dwelling has a large detached outbuilding to the west and off street parking to the south. A large curtilage extends to the rear and angles off to the west. The proposal is part of five semi-detached properties

which all remain largely uniform in size. Only one of the properties has an existing single storey rear extension and porch. One detached property was approved at appeal in February 2006 between No.13 & No.11 Centre Road.

## 5.0 RESPONSES FROM CONSULTEES

5.1 Responses were received from the following consultees and these are summarised below. The full responses are available on the Council's web site.

### **Parish - No Comments Received**

#### **Ward Councillors – 15 November 2021**

Centre Road consists of properties of all types and many have extensions/additions. Similar properties with extensions exist in the area and as far as I can see from looking at the site, it will not have an adverse affect on the area. Indeed other adjoining roads have had far more contentious planning passed.

We need to have some consistency in planning decisions and that is why I feel it should be called in as this decision will be inconsistent with others and will probably result in an appeal.

I am happy for you to direct my comments of consistency to the planning committee also.

### **Consultee For Other Wards In Parish - No Comments Received**

5.2 A site notice was displayed near the site on 6 October 2021 and seven neighbouring properties were notified. Two responses were received and are summarised below. A full copy of the responses are available on the Council's website.

- The main concern is that a two bedroom becomes a four bedroom which in the future will likely mean more cars. There are concerns that these will be parked on the road where there is a bend which could be hazardous.
- Not received any documents of the building going up at the bottom of the site.
- Also not received documents for building at No.41 Orchard Row or the change of use to the builders yard at No.43 Orchard Row.
- All of the yards listed are the same are as my property.

## 6.0 The Planning Policy Context

### 6.1 East Cambridgeshire Local Plan 2015

ENV 1 Landscape and settlement character  
ENV 2 Design  
ENV 4 Energy and water efficiency and renewable energy in construction  
COM 8 Parking provision

## 6.2 Supplementary Planning Documents

Design Guide  
Climate Change SPD

## 6.3 *National Planning Policy Framework 2019*

- 12 Achieving well-designed places
- 14 Meeting the challenge of climate change, flooding and coastal change

## 6.4 Planning Practice Guidance

## 7.0 PLANNING COMMENTS

7.1 The main issues to consider in the determination of this application are the impact it may have on the residential amenity of nearby occupiers and the impact it may have on the visual appearance and character of the wider area.

### 7.2 Residential Amenity

7.2.1 Policy ENV2 of the East Cambridgeshire Local Plan 2015 requires proposals to ensure that there are no significantly detrimental effects on the residential amenity of nearby occupiers. The proposal will increase the level of built form to the west of the dwelling, introducing two storey accommodation. The curtilage for the dwelling angles off to the west of the site and therefore the built form is only 1.3m (4.2ft) from the boundary at its closest point. The pair of semi-detached dwellings to the south follow the curve of the road and therefore No.9 is at an angle from No.7. Whilst two storey built form will extend for 6m (19.6ft) in close proximity to the boundary with No.9, it is setback within the site to avoid any overshadowing or oppressive impacts to the side elevation windows of the neighbour at No.9. The location and scale of the two-storey extension is not considered to compromise the amenity of the rear curtilage for No.9 and as such this neighbour relationship is considered acceptable. Furthermore, the location of the porch is not considered to result in significantly detrimental impact to amenity.

7.2.2 No.5 is the adjoining property and the single storey built form is the closest aspect with only 0.2m (0.6ft) separating the side elevation and the boundary. The flat roof design of the single storey rear projection does minimise the bulk of built form up to the boundary with No.5, however there are significant concerns with the depth of the two storey accommodation. The first floor is 2.4m (7.8ft) from the boundary and will project at a depth of 6m (19.6ft). Given the directional orientation of the site, the two storey extension will result in a disruption to direct sunlight to the immediate amenity space and the rear elevation of No.5.

7.2.3 There are concerns regarding overbearing, overshadowing and oppressive impacts to the first and ground floor windows of the neighbouring property as those windows sit in close proximity with No.7. The proposal would introduce a substantial level of built form on to the rear of No.7 and the projection is considered to introduce a massing which is significantly detrimental to residential amenity. Therefore, the proposal is unacceptable and fails to comply with Policy ENV2 of the Local Plan,

2015, which seeks that all new developments ensure that there are no significantly detrimental effects on the residential amenity of nearby neighbours.

### 7.3 Visual Amenity

- 7.3.1 Policy ENV2 requires all development proposal to be designed to a high quality, enhancing and complementing the local distinctiveness and public amenity by relating well to existing features and introducing appropriate new designs. Development proposals which fail to have regard for local context or take advantage of opportunities to preserve, enhance or enrich the character, appearance and quality of an area will not be acceptable. Chapter 12 of the NPPF seeks for high quality, beautiful and sustainable buildings. Paragraph 134 advises that where development is not well designed it should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes.
- 7.3.2 Firstly, the scale and location of the porch is not considered to be harmful to the appearance of the dwelling or the streetscene. No.3 Centre Road has an existing single storey porch on the front elevation and therefore it would not be out of character in the streetscene. The property also still benefits from Permitted Development Rights and could construct a similar style porch as the footprint does not exceed the limits under Class D of Part 1, Schedule 2.
- 7.3.3 The proposal will be highly visible in the streetscene of Centre Road, in particular when approaching from the south-east. Whilst the extension is set back and extends to the rear elevation it will be notable from the streetscene and change the character of the dwelling. The proposal will add a significant proportion of massing to the side of the dwelling and almost infill an important gap between the side elevation and the edge of the site. The proposal is considered to result in a level of built form which is dominant, unbalancing and harmful to the character of the pair within the streetscene as well as the uniformity of the other four semi-detached pairs.
- 7.3.4 The Design Guide SPD advises for semi-detached or terraced properties, the retention of symmetry should be retained where possible and as a result, it will rarely be acceptable to construct a two-storey side extension to one property only. This property forms part of a semi-detached pair which in turn is a part of five pairs in this section of Centre Road. The proposal would disrupt the symmetry between No.5 & No.7 Centre Road it would be the first to introduce two storey built form to the side/rear of the dwelling. One other property has extended the dwelling in a similar setback side/rear extension but this remains single storey and doesn't disrupt the symmetry to the semi-detached pair.
- 7.3.5 Amendments were suggested to remove the projection to the side elevation and reduce the depth of the extension, still allowing for a sizeable two storey rear extension but not impacting the semi-detached symmetry. However, these amendments were not adopted and the applicants wished to proceed with the original proposal. The agent advised of two storey extensions in the nearby area, but those properties front onto the streetscene of Fordham Road and are therefore not relevant as these are not within the immediate streetscene of the site.

Furthermore, the agent referenced the detached residential property between No.13 and No.11 Centre Road. This detached property was allowed at appeal and the Planning Authority recommended its refusal on the grounds of residential amenity harm and the siting and design of the property appearing unduly prominent and alien within the streetscene, contrary to the existing rhythm of the house layout locally. Whilst this detached property is present in the streetscene its impact and character is very different to that of a two storey extension to a semi-detached dwelling.

7.3.6 With the proposed additions to the property, the existing dwelling would be overpowered by the massing and its appearance compromised. The proposal would result in an extension which is larger than the footprint of the original dwelling. The existing three bedroom property is approximately 88sqm (947sqft) and the proposed extensions to the rear has a footprint of 102sqm (1097sqft). The Design Guide SPD seeks for extensions to not be dictated by a desire for a particular amount of additional floor space, with the form and proportions of the original dwelling determining the extent to which it can be extended. It is considered the current proposal has been driven by the desire of additional floor space and fails to have regard for the existing development on the site or its surroundings.

7.3.7 As such as the proposal is considered to be out of keeping with existing characteristics, resulting in a significant mass of built form which fills the width of the plot and would not result in a positive or complementary relationship. Furthermore, the two storey extension is detrimental to the symmetry and character of the semi-detached pair and wider grouping of the five semi-detached properties. The proposal fails to have regard for the supplementary planning documents and is not considered to be high quality design in accordance with Chapter 12 of the NPPF. The two storey extension would not have a sympathetic relationship with the existing dwelling and fails to enhance or enrich the character and appearance of the area. The proposal is contrary to policies ENV1 and ENV2 of the Local Plan 2015, the Design Guide SPD and the NPPF.

#### 7.4 Parking Provision

7.4.1 Policy COM8 of the East Cambridgeshire Local Plan 2015, requires proposals to supply appropriate car parking. Concerns have been received about the impact of the increase in bedrooms and the parking. In line with the policy COM8 only two parking spaces are required for a residential property and the driveway to the side of the property can adequately accommodate this. There are no significant concerns that the increase in footprint would be detrimental to highway safety through parking provision.

#### 7.5 Energy and Water Efficiency and Renewables

7.5.1 The recently adopted Climate Change Supplementary Planning Document predominantly focusses on providing additional guidance to the implementation of Local Plan Policy ENV 4 – Energy and water efficiency and renewable energy in construction. Policy ENV 4 states all proposals for new development should aim for reduced or zero carbon development in accordance with the zero-carbon hierarchy: first maximising energy efficiency and then incorporating renewable or low carbon energy sources on-site as far as practicable. The agent has advised the project



seeks to provide a sustainable development and is designed to exceed building regulation standards. Whilst no exact details of efficiency measures have been given, there is initial consideration. The proposal is considered to address policy ENV4 of the Local Plan, 2015 and the Climate Change SPD.

## 7.6 Other Matters

7.6.1 Public comments have been received about development in the rear curtilage, however the dwelling still benefits from Permitted Development Rights and therefore the works could fall under Class E, however no confirmation has been received from the agent. No formal application has been submitted for these works in the rear curtilage.

## 7.7 Planning Balance

7.7.1 The proposal is not considered to comply with the relevant planning policies of the adopted Local Plan and would create significantly detrimental effects on the visual amenity of the streetscene, the character of the wider area and lead to an overpowering extension. Furthermore, the proposal would result in significantly detrimental impacts to residential amenity of the adjoining property. The application is therefore recommended for refusal.

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### **Background Documents**

### **Location**

### **Contact Officer(s)**

21/01288/FUL

Molly Hood  
Room No. 011  
The Grange  
Ely

Molly Hood  
Planning Officer  
01353 665555  
molly.hood@eastcambs.gov.uk

National Planning Policy Framework -

[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/6077/2116950.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf)

East Cambridgeshire Local Plan 2015 -

<http://www.eastcambs.gov.uk/sites/default/files/Local%20Plan%20April%202015%20-%20front%20cover%20and%20inside%20front%20cover.pdf>

