

**22/00459/FUL**

47 West Street

Isleham

Ely

Cambridgeshire

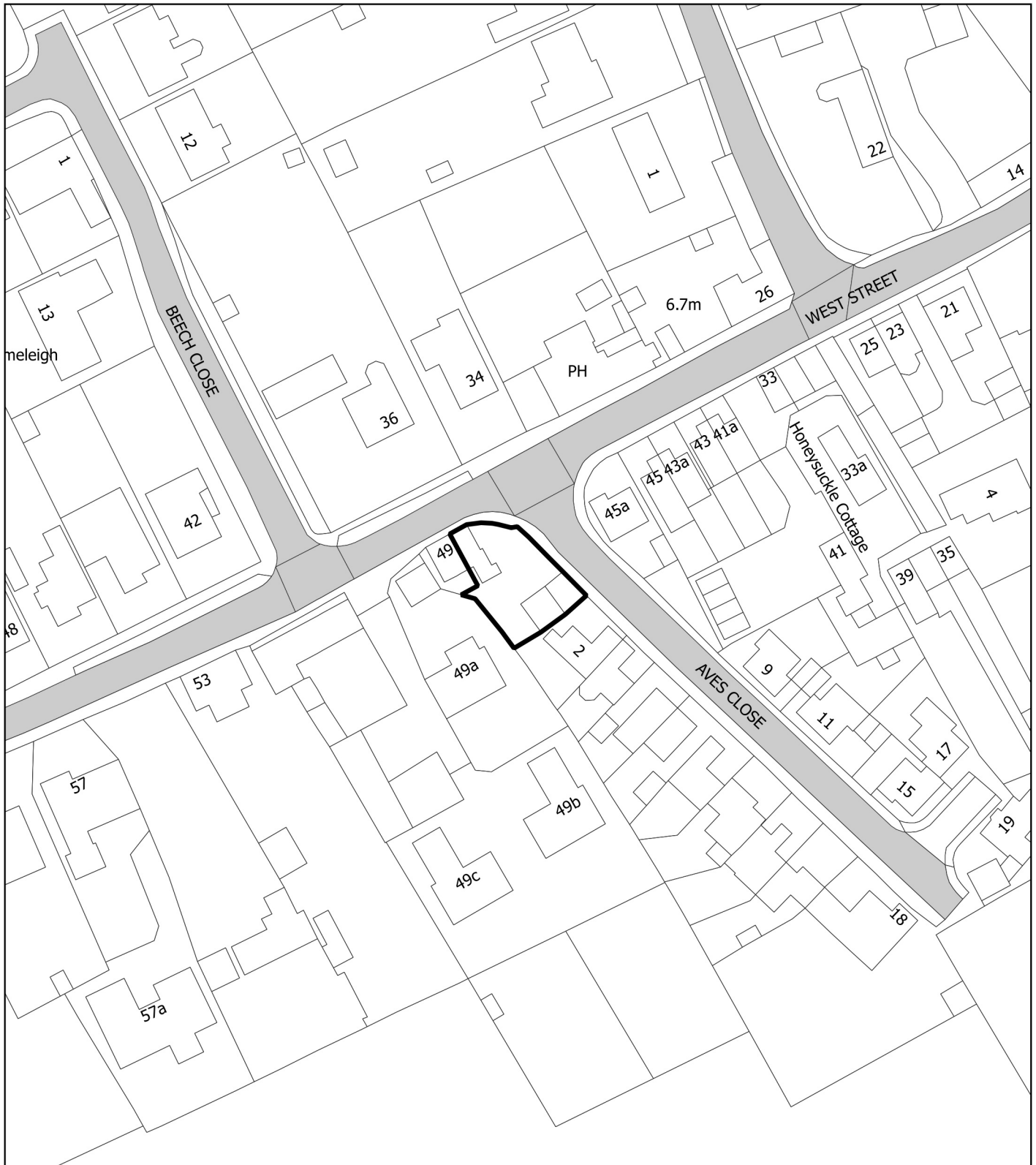
CB7 5SD

Demolition of existing extension and erection of single storey extension and 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=RAC2QJGGFR300>





22/00459/FUL

47 West Street  
Isleham



East Cambridgeshire  
District Council

Date: 22/08/2022  
Scale: 1:1,000



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**MAIN CASE**

**Reference No:** 22/00459/FUL

**Proposal:** Demolition of existing extension and erection of single storey extension and associated works

**Site Address:** 47 West Street Isleham Ely Cambridgeshire CB7 5SD

**Applicant:** Mr Kevin Hall

**Case Officer:** Isabella Taylor Planning Officer

**Parish:** Isleham

**Ward:** Fordham And Isleham  
Ward Councillor/s: Julia Huffer  
Joshua Schumann

**Date Received:** 14 April 2022      **Expiry Date:** 15<sup>th</sup> September 2022  
**Report Number X49**

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1.0 **RECOMMENDATION**

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

- 1 The proposed development is for the construction of a single storey rear/ side extension to No.47 West Street. The proposal is considered to possess no details of architectural merit and is considered to be disproportionate to the host dwelling of No.47 West Street. The proposal is also considered to unbalance the pair of semi-detached dwellings of No.47 and No.49 West Street and result in an overdevelopment of the application site. By virtue of its scale, siting and design, the proposal is therefore considered to erode the character and appearance of West Street and Aves Close from which it would be visible. As the site falls within the immediate vicinity of the Conservation Area and the Grade II Listed Building of The Merry Monk public house, the proposals are also considered to result in less than substantial harm to the significance of these designated heritage assets by introducing inappropriate development that erodes their setting, with no public benefits to outweigh this harm. The proposed development is contrary to policies ENV1, ENV2, ENV11 and ENV12 of the East Cambridgeshire Local Plan 2015, the Design Guide SPD, the Isleham Neighbourhood Plan Policy 3 and the guidance set out in the Sections 12 and 16 of the NPPF, insofar that the proposal does not have a complementary relationship with the host dwelling, does not relate sympathetically to the surrounding area and does not propose a development of a high standard of design that would preserve or enhance the character or appearance of the area. The application proposals would also fail to preserve the significance of the nearby designated heritage assets.

## 2.0 SUMMARY OF APPLICATION

2.1 The application seeks planning permission for a single storey side/ rear extension following the demolition of the existing side extension. The measurements of the proposed side/ rear extension are set out in the following table (Table 1)

	Proposed rear	
	Metres	Feet
Depth	6.1	20
Width	3.7	12.1
Eaves	2.2	7.2
Ridge	3.5	11.4

2.2 The extension would have an overall floor area of 22.5 square metres (c.242 square foot). Which is an increase of 95 percent to the ground floor of the host dwelling.

2.3 The extension would accommodate a large kitchen/ dining area, a utility/ toilet, a lobby and a bathroom to the ground floor.

2.4 The current application has been called into planning committee by Councillor Goldsack on the basis that the extension improves the area and the host dwelling.

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.eastcamb.gov.uk/online-applications/>.

## 3.0 PLANNING HISTORY

3.1

10/00729/DISA	To discharge conditions 2 (Materials) and 3 (Garage door details) of Decision Notice dated 27.10.2010 for garage & garden store	Conditions Discharged	21.12.2010
10/00729/FUL	Garage & garden store	Approved	25.10.2010

## 4.0 THE SITE AND ITS ENVIRONMENT

4.1 The application site comprises of a small scale two storey semi-detached dwelling that is located within the policy defined development envelope of Isleham. The site is not located within a conservation area but is located within close proximity to it. The building itself is not listed, but opposite the site, there is a grade II listed building. West Street is characterised by traditional small scale buildings. The dwelling sits on a prominent corner plot that benefits from a side driveway with detached garage and a rear garden.

## 5.0 RESPONSES FROM CONSULTEES

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

**Conservation Officer - 6 May 2022**

States "The application site is the eastern half of a pair of late C19 semi-detached cottages, prominently sited on the corner of West Street and Aves Close, 30m from the Grade II listed Merry Monk PH (NHLE ref 1310439) and within the immediate setting of the Isleham conservation area.

Historic England's 2017 Good Practice Advice in Planning Note 3 'The Setting of Heritage Assets' states:

'For some developments affecting setting, the design of a development may not be capable of sufficient adjustment to avoid or significantly reduce the harm, for example where impacts are caused by fundamental issues such as the proximity, location, scale [or] prominence...of a development. In other cases, good design may reduce or remove the harm, or provide enhancement. Here the design quality may be an important consideration in determining the balance of harm and benefit.'

No 47 has an existing 'tail' of outbuildings, which whilst ad hoc, are generally proportionate and deferential and are a good guide to the parameters for any replacement extension. However the current proposal exceeds the footprint of No 47 so is clearly disproportionate by default, and its choice of materials and detailing only emphasise its separation, when the first duty of an extension should be to integrate with its host. No 47 is a small cottage and a proportionate extension would be half the span of the current proposal, possibly with a monopitch roof and logically in render.

Recommendation: objection"

**Isleham Parish Council - 10 May 2022**

No objections

**Councillor Goldsack – 15 June 2022**

States ' With regards this application I fear that the Conservation Officer is being pedantic to a degree that makes no sense. The Grade II listed building The Merry Monk, sites diagonally across the West St road from this planned development and it is fervent belief that the property would benefit from this extension. This improves the area, was supported by Isleham Parish Council and yet, despite not being in a conservation zone, but 30+M away from it agents plans are thrown aside.

Before I ask my DC colleagues copied on this to intervene and look for call in I would ask you to ask the Conservation officer to consider meeting myself, and possibly the DC's on site to discuss? I think if this was to happen he would see in plain site that this is not just and improvement to the are and the Street it is therefore enhancing the conservation building in question. To that extent that building has been externally decorated with a complete change of colour, and whilst I think it looks great, it could be well argued that this has a greater impact on the conservation area than the proposed development'

**Councillor Goldsack – 13 July 2022**

States: "I have already stated this but I have requested call in of this decision for committee".

- 5.2 A site notice was displayed near the site on 16<sup>th</sup> May 2022 and a press advert was published in the Cambridge Evening News on 28 April 2022.
- 5.3 Neighbours – 3 neighbouring properties were notified. No responses have been received

## 6.0 The Planning Policy Context

### *East Cambridgeshire Local Plan 2015*

GROWTH 2	Locational strategy
GROWTH 5	Presumption in favour of sustainable development
ENV 1	Landscape and settlement character
ENV 2	Design
ENV 4	Energy and water efficiency and renewable energy in construction
ENV7	Biodiversity and geology
ENV11	Conservation Areas
ENV12	Listed buildings
COM7	Transport impacts
COM8	Parking provisions

### *Supplementary planning documents*

Design guide SPD  
Climate change SPD  
Natural environment SPD

### *National Planning Policy Framework 2021*

2	Achieving sustainable development
9	Promoting sustainable development
12	Achieving well-designed places
14	Meeting the challenge of climate change, flooding and coastal change
15	Conserving and enhancing the natural environment
16	Conserving and enhancing the historic environment

### *Isleham Neighbourhood plan*

Policy 2	Isleham Development Envelope
Policy 3	Character & design
Policy 10	Car parking

## 7.0 PLANNING COMMENTS

7.1 The main planning considerations in determining this application are, the principle of development, the design scale and form, the impact on the street scene, impacts on residential amenity, highways matters and heritage.

### 7.2 Principle of Development

7.3 Policy GROWTH 2 of the ECDC Local Plan 2015 permits development within the policy-defined development envelope – within which the application site lies – provided there is no significant adverse effect on the character and appearance of the area and that all other material planning considerations and relevant Local Plan policies are satisfied. The proposal is therefore considered to be acceptable in principle, subject to the proposals satisfying the requirements of other relevant policies and material considerations.

7.4 Policy GROWTH 5 of the ECDC Local Plan 2015 also states that the District Council will work proactively with applicants to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic,

social and environmental conditions in the area. Amended plans were sought from the Applicant to try and achieve an acceptable scheme, but no amended plans were submitted.

7.5 Residential Amenity

7.6 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. Additionally, paragraph 130(f) of the NPPF requires proposals to ensure that they create safe, inclusive and accessible development which promotes health and wellbeing and provides a high standard of amenity for existing and future users.

7.7 The host dwelling is considered to have one immediate adjoining neighbouring dwelling, that is number 49 West Street. This is positioned south west of the application site. The site also has two other neighbouring dwellings, No.49a West Street to the south east and No.2 Aves Close to the south west.

7.8 The proposed extension would be set off the south boundary to No.49A West Street by a minimum of 2.2 metres (c.7 feet), although 8.2 metres (c 27 feet) from the dwelling at a 45 degree angle. Given the separation distance, location and the height of the proposed extension it is not considered that the proposed extension would have an adverse impact on the amenity of number 49a West Street.

7.9 The proposed extension would be set off the south east boundary of No.2 Aves Close by 11 metres (c.36 feet). The host dwelling has an existing garage that is positioned on the south east boundary. Given the separation distance and the existing garage, the proposed extension would not have an adverse impact to this dwelling.

7.10 The proposed extension would be set away from the boundary with No.49 West Street to the west by approximately 1.4 metres (4.5 feet).The proposed extension would be slightly taller to ridge, longer in depth and closer to No.49 West Street than the existing single storey rear extension attached to the host dwelling. Notwithstanding, it is not considered that the proposals would give rise to significant demonstrable harm in terms of residential amenity that would warrant a refusal on this basis. This is on basis that there is an existing rear extension to the host dwelling that forms a boundary to the rear amenity space of No.49 West Street. By virtue of the separation distance, fenestration arrangement, siting and scale of the proposed extension, it is not considered to have an adverse impact on neighbouring amenity by virtue of loss of light, loss of privacy, overshadowing, overbearing or overlooking. Therefore, it is considered to comply with policy ENV2.

7.11 Notwithstanding, to ensure that no ground floor windows are introduced within the flank (south-west) elevation of the proposed extension under Permitted Development, which could result in direct overlooking of the rear garden to No.49 West Street, a condition is considered necessary to remove Permitted Development Rights to this effect.

7.12 Visual Amenity

7.13 Policy ENV1 of the East Cambridgeshire Local Plan, 2015 states that development proposals should ensure they provide a complementary relationship with the existing development. Policy ENV2 states the location, layout, massing, materials and colour of buildings relate sympathetically to the surrounding area.

7.14 The National Planning Policy Framework 2021 section 12 requires the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. It also states that development that is not well

designed 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.

- 7.15 The Design Guide SPD states that extensions should not be dictated by a desire for a particular amount of additional floor space and the form and proportions of the original dwelling will determine the extent to which it can be extended.
- 7.16 Isleham Neighbourhood Plan Policy 3 states that development proposals must deliver high quality design through:
- “Delivering a quantum of development that is appropriate for the site, taking into account the site size and shape, making the best use of the site given its context. It also states that Proposals that exhibit substandard design quality, particularly when considered against these requirements, will not be supported.”*
- 7.17 The application site is located on a prominent corner plot with 2 street scenes, West street and Aves Close. Views of the proposed extension would be achieved from both public realms.
- 7.18 The street scene for West Street in the immediate surroundings is characterised by modest small-scale semidetached dwellings on the side of the road where the application site is. Opposite the site is predominantly single storey or a storey and a half dwellings, that benefit from large open front driveways. There is a grade II listed building (Merry Monk) opposite and a few other dwellings that do not benefit from front driveways.
- 7.19 The street scene for Aves close is characterised by two storey smaller scale dwellings on the western side of the road and on the opposite side (east) there is predominately single storey dwellings.
- 7.20 The host dwelling is a small scale two storey cottage style semi-detached dwelling from the late 19<sup>th</sup> century. This forms part of an identical pair of cottages. The host dwelling is constructed of brick with render on the side elevation. It is noted that there is an existing side extension to the host dwelling, however no previous planning history for this can be found. Therefore it is considered likely, that this was originally an outbuilding that has been linked to the host dwelling over the years and has not been subject to a planning assessment.
- 7.21 The proposed extension is considered to be of a large, bulky and disproportionate scale that unbalances the pair of semi detached dwellings. The extension has no architectural merit and fails to have any architectural understanding of the host dwelling and how it should be extended. The proposals appear to be an add on to the existing dwelling that is not well integrated and is without thought to respect the character of the host dwelling.
- 7.22 The host dwelling is a simple cottage that is half of a pair of symmetrical dwellings. The existing roof pitch approximately 37 degrees with the proposed extension having a much shallower pitch at approximately 22 degrees. Introducing this roof pitch is considered to be in direct conflict with the character of the host dwelling.
- 7.23 The extension would have its own porch entrance which could read as another principle elevation. The porch would be 3 metres (c.9.8 feet) to the ridge, 1.7 metres (c.5.6 feet) wide and there is considered to be no complementary relationship to the host dwelling.
- 7.24 The porch would project off the east elevation and face onto the junction connecting Aves Close and West street. There is no boundary treatment along the east of the site, and even



if this was constructed, the proposed extension would be highly visible from both public realms. The poor design quality fails to be sympathetic to the character of the surrounding area and is not the creation of high-quality beautiful development.

7.25 It is considered that the design and scale of the proposals fail to consider the location and size of the application site and does not produce a scheme that makes the best use of the site.

7.26 \the host dwelling comprises a living room, kitchen, bathroom, lobby and two bedrooms on the first floor. The proposed extension would accommodate a larger kitchen, a larger bathroom, a toilet/ utility area and a lobby. The below table shows the size difference between the existing rear extension, the host dwelling and the proposed rear extension. When looking into the site history, no previous rear extension could be found on file. However, after research it is believed that the existing 'rear extension' was original an outbuilding that was connected up with the house at some point over the years. Therefore, it is unlikely that this was assessed against the planning material considerations. The extension has a larger floor area then the host dwellings existing ground floor area. The below tables (Table 2 and Table 3) shows the floor area increase and a comparison of existing and proposed development:

	Host dwelling	Proposed extension	Percentage difference
Ground floor area	23.5 (253 square feet)	22.5 (242 square feet)	95%

Table 2 – Existing and Proposed Floor Area

	Existing rear extension in metres	Feet	Proposed rear extension in metres	Feet	Host dwelling in metres	Feet
Depth	5.7	18.7	6.1	20	6.2	20.3
Width	1.7	5.5	3.7	12.1	3.8	12.4
Eaves	2.1	6.8	2.2	7.2	4.3	14.1
Ridge	2.9	9.5	3.5	11.4	6.6	21.6

Table 3 – Comparison of existing and proposed extensions

7.27 Due to the overall increase in floor space and scale of the proposed extension, it is considered that the extension would constitute over development of the host dwelling.

7.28 The proposed materials are timber doors to match the existing, brickwork and cladding for the walls, slate roof, UPVC windows to match the existing and timber post open canopy porch. Given the existing materials on the host dwelling, the proposed cladding on all walls of the extension would not be appropriate in this location and would emphasise the prominence of the proposed extension. This would contribute to the further erosion of the character and appearance of the street-scene and would detract from the character and appearance of the host dwelling.

7.29 For the reasons provided, the proposed extension is not of an acceptable design and would have a detrimental impact on the character of the street scene and host dwelling. Therefore the proposed development is considered to be contrary to policies ENV1, ENV2 of the East Cambridgeshire Local Plan, policy 3 of the Isleham neighbourhood plan and the guidance set out in the nation planning policy framework.

7.30 Historic Environment

7.31 Policy ENV11 states that development affecting a Conservation Area should:

- Be of a particularly high standard of design and materials in order to preserve or enhance the character or appearance of the area

7.32 Policy ENV12 states that Proposals that affect the setting of a Listed Building will only be permitted where they would:

- Preserve or enhance those elements that make a positive contribution to or better reveal the significance of the heritage asset
- Not materially harm the immediate or wider setting of the Listed Building. This setting may extend well beyond the immediate building curtilage and may include an extensive street scene or a wider urban design context, especially when the proposal is within a Conservation Area; and
- Facilitate the long-term preservation of the building.

7.33 Section 16 of the National Planning Policy Framework states that local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset).

7.34 Policy 3 of the Isleham neighbourhood plan states that proposals must deliver high quality design through: *“Responding to important characteristics of the surrounding area including views, buildings and their materials and design features, building heights, space between buildings, heritage assets, and trees;...”*

7.35 The application site is a prominent corner plot on West Street, that is opposite the Merry Monk public house which is a Grade II Listed Building. The application site also lies in close proximity to the Isleham Conservation Area. In consultation, the Conservation Officer has commented that the proposed extension is not well integrated with the host dwelling and is of a disproportionate scale to the host dwelling. Further suggestions of alternative designs were also included in the comments received. Due to the close and inter visible relationship with the Merry Monk public house, which is a Grade II Listed Building, and the Conservation Area, it is considered that the extension would cause less than substantial harm to the significance of these important heritage assets by eroding the character and appearance of their setting by introducing a negative built form within the street-scene.

7.36 Paragraph 202 of the NPPF requires that, where less than substantial harm to the significance of a designated heritage asset is identified, this harm is weighed against the public benefits of the scheme. The proposals are considered to provide solely private benefits for No.47 West Street, and on this basis the harm identified would not be outweighed.

7.37 The proposed extension is considered to be of a poor design quality that would be highly visible and result less than substantial harm to the significance of the nearby Grade II Listed Building and Conservation Area by eroding their setting by introducing built form of poor design. Therefore the proposed development is considered to be contrary to policies ENV11 and ENV12 of the East Cambridgeshire local plan 2015, Policy 3 of the Isleham neighbourhood plan as well as the guidance set out in the NPPF.

7.38 Climate change

7.39 Policy ENV4 of the East Cambridgeshire Local Plan 2015 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” and the Council’s Climate

Change SPD provides further guidance to the implementation of this Policy and encourages applicants to improve the energy efficiency and sustainability of all developments through design, renewable and low carbon energy sources, water efficiency, site waste management, use of materials and the adaptability of the development. The application is considered to provide sufficient levels of glazing that will reduce reliance on artificial lighting and will provide a more flexible living space. Given the scale of the development this is considered to be sufficient to comply with policy ENV4.

7.40 Planning Balance

7.41 Whilst the application site is within the development envelope of Isleham, it fails to comply with the policies within the East Cambridgeshire Local Plan 2015, the Isleham Neighbourhood Plan and the guidance contained within the NPPF. The proposals would have a detrimental impact upon the character of the host dwelling and by virtue of eroding their setting, would result in less than substantial harm to the significance of the nearby Grade II Listed Building and Conservation Area. Therefore, the proposal is recommended for refusal, as defined by paragraph 1.1 of this report.

8.0 APPENDICES

None

<u>Background Documents</u>	<u>Location</u>	<u>Contact Officer(s)</u>
22/00459/FUL	Isabella Taylor Room No. 011 The Grange	Isabella Taylor Planning Officer 01353 665555
10/00729/DISA 10/00729/FUL	Ely	isabella.taylor@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>