

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

23rd March 2017

AUTHOR/S: Head of Development Management

Application Number: S/0123/17/FL

Parish: Oakington and Westwick

Proposal: To change the originally approved hipped roof under application (S/0454/11/FL) to a rear gable end roof design

Site address: 9 Station Road, Oakington and Westwick, Cambridge, Cambridgeshire, CB24 3AH

Applicant: Councillor Thomas Bygott

Recommendation: Approval

Key material considerations: Principle
Design
Residential amenity

Committee Site Visit: 21 March 2017

Departure Application: No

Presenting Officer: Dean Scrivener, Planning Project Officer

Application brought to Committee because: Application made by Councillor Thomas Bygott

Date by which decision due: 09 March 2017 (Extension of time agreed until 28 March 2017)

Executive Summary

1. The application seeks full planning permission for the change in roof design from a previously approved hipped roof design under application (S/0454/11/FL) to a gable end roof design at No.9 Station Road, Oakington and Westwick, Cambridge, Cambridgeshire, CB24 3AH. The site is located within the Oakington and Westwick Village Development Framework. There are no primary constraints on the site. The South Cambridgeshire District Council is supportive of the application but no comments from the Oakington and Westwick Parish Council were received. The principle of the change in roof design is considered to be acceptable as the proposed ridge height would sit lower than the existing, ensuring it is visually subservient and proportionate to the existing dwelling. Furthermore, the proposal would be situated to the rear of the property and not be prominent in street scene views to cause any significant detrimental impact upon the visual amenity of the local area. The

recommendation is therefore that the proposal is acceptable.

Planning History

2. S/1700/10/FL – Extension – Refused
S/0116/11/FL – Two Storey Side and Rear Extension – Refused
S/0454/11/FL – Extensions – Approved
S/2397/14/NM – Non material amendment to application (S/0454/11) – Approved

Planning Policies

3. *National Planning Policy Framework (NPPF)*
National Planning Policy Guidance (NPPG)
4. *Local Development Framework Development Control Policies 2007*
DP/1 Sustainable Development
DP/2 Design of New Development
DP/3 Development Criteria
DP/7 Development Frameworks
5. *Local Development Framework Supplementary Planning Documents (SPD):*
District Design Guide SPD – adopted March 2010
6. *Draft Local Plan*
S/2 Objectives of the Local Plan
S/3 Presumption in Favour of Sustainable Development
S/7 Development Frameworks
HQ/1 Design Principles

Consultation

7. **Oakington and Westwick Parish Council** – No comments received (Out of time).

Representations

8. No third party representations have been received.

Planning Assessment

9. The application site is located at the Northern end of Station Road. The neighbouring properties form pairs of semi detached dwellings. The majority of these dwellings contain hipped design roofs however; there are a couple of dwellings consisting of gable end roof designs.
10. Principle – The site is located within the Development Framework of the village of Oakington and Westwick.
11. Design - Policy DP/2 of the Development Control Policies document relates to design of new development. The policy requires that all new development must be of a high quality and be compatible with its location and appropriate in terms of scale, mass, form, siting, design, proportion, materials, texture and colour in relation to the surrounding area. The proposed change in roof design is deemed to be acceptable as the change would still maintain that the previously approved extension under

application (S/0454/11/FL) is visually subservient and proportionate to the existing dwelling. This is evident as the proposed ridge height of the extension would sit approximately 1m below the existing roof line, creating a cohesive and appropriate design and ensuring there is no significant change to the original character and form of the host dwelling. The majority of the neighbouring properties along Station Road contain hipped roofs however, there are a couple consisting of gable ended roof designs, hence not establishing any particular set pattern in design. Furthermore, the proposal would be situated to the rear of the property and therefore would not be prominent in street scene views, not causing any significant detrimental effect upon the visual amenity of the local area.

12. For the above reasons the principle and design of the proposal is considered to be acceptable and is in accordance with Policy DP/2 of the Local Development Framework.
13. Residential Amenity – The proposal is for a change to the roof design of the previously approved extension. The position of the proposed change in roof design as shown would result in a decrease in height by approximately 1m, and is therefore not considered to cause any significant loss of light, overbearing and overlooking impacts upon No. 7 Station Road. No.11 Station Road is situated approximately 10m from the exact site of the proposal, of which is considered to be a substantial distance to not cause any significant overbearing, loss of light or overlooking impact upon the amenity area of this neighbouring property. Therefore the principle of the change in roof design is considered to be acceptable without any significant harm to residential amenity of the existing dwelling at No. 7 and No.11 Station Road, and the application therefore accords with Policy DP/3 of the Local Development Framework.

Recommendation

14. Officers recommend that the Committee grants planning permission, subject to the following:
 - a) The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
 - b) The development hereby permitted shall be carried out in accordance with the approved plans

Background Papers:

15. The following list contains links to the documents on the Council's website and / or an indication as to where hard copies can be inspected.
 - South Cambridgeshire Local Development Framework Core Strategy (adopted January 2007)
 - South Cambridgeshire Local Development Framework Development Control Policies (adopted July 2007)
 - South Cambridgeshire Local Development Framework Supplementary Planning Documents
 - Planning files reference: S/0123/17/FL

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