

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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**REPORT TO:** Planning Committee 12 September 2018  
**AUTHOR/S:** Joint Director for Planning and Economic Development

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**Application Number:** S/2606/18/FL  
**Parish(es):** Fulbourn  
**Proposal:** Conversion of existing garage into guest bedroom  
**Site address:** 6, Caraway Road, Fulbourn, Cambridge CB21 5DU  
**Applicant(s):** Mrs Sarah Chubb  
**Recommendation:** Approval  
**Key material considerations:** Impact upon the character and appearance of the area, residential amenity and parking provision.  
**Committee Site Visit:** No  
**Departure Application:** No  
**Presenting Officer:** Luke Waddington, Planning Officer  
**Application brought to Committee because:** The applicant is an employee of South Cambridgeshire District Council  
**Date by which decision due:** Extension of time agreed to 12 September 2018

### · **Planning History**

1. S/1383/15/FL – Single Storey Rear Extension – Approved  
S/0989/17/FL – Side Extension for New Staircase – Refused – Appeal Dismissed  
S/3791/17/FL – Side Extension for New Staircase – Approved

### · **Planning Policies**

2. *National Planning Policy Framework 2018 (NPPF)*  
Planning Practice Guidance

### **South Cambridgeshire LDF Development Control Policies DPD, 2007**

3. DP/1 Sustainable Development  
DP/2 Design of New Development  
DP/3 Development Criteria  
DP/7 Development Framework  
TR/2 Car Parking Standards

## **South Cambridgeshire LDF Supplementary Planning Documents (SPD):**

4. District Design Guide SPD - Adopted March 2010

## **South Cambridgeshire Local Plan Submission - March 2014**

5. S/7 Development Frameworks  
HQ/1 Design Principles  
TI/3 Parking Provision

### **! Consultations**

6. **Fulbourn Parish Council** – Supports with no further comments given.

### **! Representations**

7. Two representations have been received raising concerns regarding any potential increase in height and length of the garage, and any potential intrusion of the structure onto neighbouring property.

### **! Planning Assessment**

Impact upon the Character and Appearance of the Area:

8. The application site is located within the Village Framework of Fulbourn. The dwelling is two storeys in height, brick-built and semi-detached. In the south eastern corner of the site is a single detached brick garage, which abuts the shared boundaries with numbers 4 Caraway Road and 16 March's Close. A single storey rear extension is attached to the main dwelling.
9. The proposed garage conversion would not result in an increase in the overall length, width or height of the detached garage. It is proposed to affix timber battens to the exterior of the garage and to replace the garage door with timber doors. These alterations would result in a change in appearance to the exterior of the garage. However given that the garage is positioned toward the rear of the site and is only visible from the street scene in glimpses, these alterations are not considered to result in an adverse impact to the character and appearance of the nearby area.
10. It is also proposed to add double doors to the side elevation and a small overhanging roof element to the front of the garage, over the front doors. Again, due to their modest scale and because of the limited visibility from the public realm, these alterations are not considered to result in a significant adverse impact upon the character and appearance of the garage, or upon that of the nearby area.
11. Taking the above into account the proposal is considered to comply with Policy DP/2 of the adopted Local Development Framework.

Residential Amenity:

12. Given that the proposals would not involve an increase in height, width or length of the garage building, it is not considered that they would result in a significant increase in overbearing impact or loss of light towards neighbouring dwellings, over that already incurred by the existing garage. The proposed glazed doors would face inwards towards the centre of the application site and would not result in any overlooking

impact towards neighbouring properties. The proposed development would be sited within the red line boundary of the site and would not encroach upon neighbouring property.

13. Taking the above into account the proposed development is not considered to result in a significant adverse impact upon residential amenity and would comply with Policy DP/3 of the Local Development Framework.

Parking:

14. The proposed garage conversion would result in the loss of an off street car parking space. However, ample space would remain to the front of the dwelling to compensate for this. The area to the front of the dwelling would be able to accommodate two vehicles based on a parking space measuring 2.5 x 5 metres. As such it is considered that the remaining parking provision within the site would be sufficient to satisfy the requirements of Policy TR/2 of the Local Development Framework.

### **Recommendation**

15. Approve subject to:

### **Conditions**

16. Planning conditions as set out below, with the final wording of any amendments to these to be agreed in consultation with the Chair and Vice Chair prior to the issuing of planning permission
  - (a) The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.  
(Reason - To ensure that consideration of any future application for development in the area will not be prejudiced by permissions for development, which have not been acted upon.)
  - (b) The development hereby permitted shall be carried out in accordance with the following approved plans: 6CR-1016-P001 (Site Location Plan Scale 1:1250), and 6CR-1017-SD-100.  
(Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)

### **Background Papers:**

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 Plan Submission 2014
- Planning File Ref: (S/2606/18/FL)

### **Report Author:**

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