

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO:	Development and Conservation Control Committee	1 st February 2006
AUTHOR/S:	Director of Development Services	

S/2357/05/F – Hauxton Extensions to 22 The Lane for Dr N and Mrs S Sutcliffe

Recommendation: Approval
Date for determination: 3rd February 2006

Adjacent to Conservation Area

Site and Proposal

1. The application relates to a previously extended detached brick, render and interlocking tile bungalow which forms part of a row of detached bungalows set back from the road, some with accommodation in the roofspace, along this section of The Lane. On this side of The Lane to the north are two rows of two-storey terraced dwellings set closer to the road.
2. This full application, received on the 9th December 2005, proposes a first floor extension, a single storey rear extension to provide a replacement dining room and a single garage forward of the dwelling linked to the dwelling by a covered walkway. The proposal would increase the height of the dwelling from 4.8m to 6.5m and would result in a chalet dwelling with two dormer windows in the front roofslope.

Planning History

3. Planning permission was refused but subsequently granted at appeal for a first floor extension, front porch and side store in January 2005 (**S/0333/04/F**). The resulting dwelling had a hipped roof to the front and stood 7.2m high to the ridge
4. Planning permission for an extension was granted in 1997 (**S/1656/97/F**).
5. A planning application for the bungalow was approved in 1958 (**C/58/431**).

Planning Policy

6. Structure Plan 2003 **Policy P1/3** relates to sustainable design in built development and requires a high standard of design for all new development which responds to the local character of the built environment.
7. Local Plan 2004 **Policy HG12** states that planning permission for the extension and alteration of dwellings will not be permitted where: the design and use of materials would not be in keeping with local characteristics; the proposal would harm seriously the amenities of neighbours through undue loss of light or privacy, being unduly overbearing in terms of its mass, or would adversely affect surrounding properties by virtue of its design, layout, location or materials; there would be an unacceptable loss of off-street parking or garden space within the curtilage; there would be an unacceptable visual impact upon the street scene; and/or boundary treatment would provide an unacceptable standard of privacy and visual amenity.

Consultations

8. **Hauxton Parish Council** recommends refusal stating “The Parish Council objects to this application for the following reasons:- The Lane has a very clear building line that is its signature. The siting of the garage to the front of the house will destroy this feature. The garage at the front of the house makes the property look unattractive and does not compliment the open aspect of most of the other properties in the immediate area. The property would have much more character without the garage and would not infringe on the existing building line.”
9. **Conservation Manager** states that the proposal is a significant improvement on the scheme allowed at appeal and it would not detract from the setting of the Conservation Area. He also states that there are examples of garages forward of 20th Century bungalows nearby (in Church Road).

Representations

10. None received.

Planning Comments – Key Issues

11. The main issues in relation to this application are: the impact on the streetscene, the character and appearance of the area and the setting of the Conservation Area; and impact on neighbours.
12. The Parish Council's concerns relate solely to the garage. Whilst there are currently no garages forward of dwellings along this part of The Lane and, it is accepted that the introduction of a garage forward of the dwelling would have an impact in the street scene and on the character and appearance of the area, it is considered that it would not harm the street scene or character and appearance of the area. In coming to this view, I am mindful that the two-storey terraced properties to the north stand close to the road and there are examples of garages forward of dwellings elsewhere in the village. The design and appearance of the resulting dwelling is considered to acceptable.
13. Whilst the proposal would affect the outlook from the dining room patio door in the side elevation of No.24, mindful of the Inspector's comments in relation to application S/0333/04/F and the absence of any objections, on balance, it is considered that the scheme would not seriously affect the amenity of the occupiers of No.24. It is also considered that the proposal would not seriously affect the amenity of the occupiers of No.20.
14. Delegated approval is recommended as, although the consultation periods set out on the site notice and in the neighbour notification letters had expired by the time this report was compiled, the period set out in the press notice does not expire until the 7th February 2006.

Recommendation

15. Delegated approval
 1. Standard Time Condition A – Time limited permission (Reason A)
 2. Sc5a – Details of materials for external walls and roofs (RC5a(ii))

3. No further first floor windows or openings of any kind shall be inserted in the side elevations of the dwelling unless expressly authorised by planning permission granted by the Local Planning Authority in that behalf (RC22)

Reasons for Approval

1. The development is considered generally to accord with the Development Plan and particularly the following policies:
 - **Cambridgeshire and Peterborough Structure Plan 2003:** P1/3 (Sustainable design in built development)
 - **South Cambridgeshire Local Plan 2004:** HG12 (Extensions and alterations to dwellings within frameworks)
2. The development is not considered to be significantly detrimental to the following material planning considerations which have been raised during the consultation exercise: Impact of proposed garage in the streetscene and on the character of the area.

Background Papers: the following background papers were used in the preparation of this report:

South Cambridgeshire Local Plan 2004

Cambridgeshire and Peterborough Structure Plan 2003

Planning file Refs: S/2357/05/F, S/0333/04/F, S/1656/97/F and C/58/431.

Contact Officer: Andrew Moffat – Area Planning Officer
Telephone: (01954) 713169