



10 February 2021

**Report to:**

South Cambridgeshire Planning  
Committee

**Lead Officer:**

Joint Director of Planning and Economic Development

---

**20/04710/HFUL– 8 Craft Way, Steeple Morden, SG8  
0PF.**

Proposal: Two storey rear extension, single storey front extension and an annex within the rear garden. Resubmission of planning application S/4541/19/FL

Applicant: Mr K Fehmi

Key material considerations:  
Character/Appearance Impact  
Residential Amenity  
Arboricultural Impact  
Other Matters

Date of Member site visit: None

Is it a Departure Application?: No

Decision due by: 15 February 2021 (extension of time agreed)

Application brought to Committee due to being called in by the Parish Council and due to the decision of the Judicial Review to quash the previous application which is currently undergoing a second Judicial Review following another incorrectly issued decision, it is in the opinion of officers that the application should be determined at committee level.

Officer Recommendation: Approval

Presenting officer: Aaron Coe, Senior Planning Officer

## **Executive Summary**

1. The application site is No. 8 Craft Way which is located to the east of Hay Street within the Steeple Morden village framework. The building is not listed or within the conservation area. There are trees located on the eastern and western boundaries of the site and a hedgerow along the rear of the site to the south, none of these trees are subject to tree preservation orders (TPOs). The site itself is outside of the Conservation area but the Steeple Morden Conservation Area lies on the northern boundary of the site and there is a Grade II Listed building adjacent to the site at No.40 Hay Street.
2. Officers consider that the proposed development would not result in adverse impacts upon the character and appearance of the local area in accordance with Policy HQ/1.
3. Officers consider that the proposed development would not result in significant harm to the amenities of neighbouring properties in accordance with Policy HQ/1.
4. Officers consider that, subject to conditions, the proposed development accords with national and local planning policies.

## **Relevant planning history**

5. S/4541/19/FL- Erection of two storey rear extension, ground floor front extension and an annex in the south west corner of the rear garden.- Permitted- Decision quashed following judicial review. Further judicial review in progress following the second decision being issued in error.

## **Planning policies**

### **National Planning Policy**

6. National Planning Policy Framework (NPPF) – February 2019  
National Planning Practice Guidance (NPPG)  
National Design Guide (NDG)

### **South Cambridgeshire Local Plan 2018**

7. S/1 Vision  
S/2 Objectives of the Local Plan  
S/3 Presumption in Favour of Sustainable Development  
S/7 Development Frameworks  
HQ/1 Design Principles  
NH/14 Heritage Assets  
TI/3- Parking Provision

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

8. South Cambridgeshire Supplementary Planning Documents (SPD)  
Sustainable Design and Construction – Adopted January 2020  
District Design Guide – Adopted 2010  
Development Affecting Conservation Areas SPD – January 2009

## **Consultations**

### **9. Steeple Morden Parish Council:**

- The Parish is aware that the proposed annexe exceeds permitted development rights but does not consider the height to have an impact on the site.
- Request a condition that ensures the annexe remains part of No.8 Craft Way.
- Request the application is deferred to Planning Committee for a final decision.

### **10. South Cambridgeshire District Council Tree Officer:**

- No arboricultural or hedgerow objections to the application.
- Trees on or adjacent site have: No statutory protection.
- Tree and hedgerow information: No or limited tree or hedgerow information has been submitted with the application and none is required.

### **11. Cambridgeshire County Highway Authority:**

No significant adverse effect upon the Public Highway should result from this proposal, should it gain benefit of Planning Permission.

## **Representations from members of the public**

12. Representations have been received from the following addresses:

- 6 Craft Way
- 10 Craft Way

The representations can be summarised as follows:

- Concerned that the description of development lacks detail and doesn't refer to the increased ridge height
- Concerned that the site plan is inaccurate and doesn't show extensions to adjacent properties
- Lack of detail on the application of any proposed patio/ pathway to the annex-
- Concerned no lighting details have been submitted
- Concerned by the length of time the development will take.
- Inaccurate information in application form regarding trees/hedges
- Impact of the location of the annex on trees/ their roots.
- Concerned the annex is not in keeping with the surrounding area, will be an overdevelopment of the garden and will dominate/ overshadow No.6 Craft Way
- Annex will result in noise and light pollution to Nos. 40 & 42 Hay Street to the rear

- Concerned there will be overlooking from new master bedroom windows.
- Impact of excavation next to the footings of neighbours garage which could damage the property.
- Impact of noise and disturbance during construction on tranquility of surrounding gardens/properties
- Concerned that the two ground floor windows do not have planning permission.
- Lack of detail regarding services, heating and extraction for the proposed annex
- Lack of detail regarding relocation of existing boiler in main house and how it will be vented.

The full details of the comments are available on the council's website.

## **The site and its surroundings**

13. The application site is No. 8 Craft Way which is located to the east of Hay Street within the Steeple Morden village framework. The building is not listed or within the conservation area. There are trees located on the east and west boundaries of the site and a hedgerow along the rear of the site to the south, none of these trees are subject to tree preservation orders (TPOs). The site itself is outside of the Conservation area but the Steeple Morden Conservation Area lies on the northern boundary of the site and there is a Grade II Listed building adjacent to the site at No.40 Hay Street.
14. The site consists of a two-storey detached dwellinghouse constructed in facing brickwork with timber cladding on the first floor of the front elevation.
15. This part of the street is characterised by detached houses with skillion and lean-to roofs. There is a general consistency in appearance in respect of building heights, widths and finishing materials.

## **The proposal**

16. Planning permission is sought for the construction of a single storey front extension, two storey rear extension and the erection of an annex within the rear garden.
17. The proposed flat roof front extension would replace the existing front extension and fill in the existing gap on the north east corner of the dwelling. The proposed front extension element would measure approximately 8.1m wide and 2.11m deep, with a recessed section in the middle to form the front porch. The front extension proposed would have an overall height of approximately 2.7m
18. The proposed two storey extension would measure approximately 4.5m in depth and a width of approximately 8.2m. The eaves height of the proposal

would be approximately 4.5m (west elevation) and 4.8m (east elevation) with an overall height of 6.5m.

19. The proposed external finishing materials would be facing brickwork for the lower section and timber cladding for the upper section to match the materials found on the main house. The proposal introduces a glazed window feature to serve the master bedroom at first floor on the rear elevation.
20. The roof design of the extension would be a pitched roof and would have a tile to match those on the existing dwelling.
21. The proposed annex would be located in the south west corner of the rear garden and would be set off the boundary by 1m and run along the western boundary for 7m. The annex would have a depth of 3m and a maximum height of 2.8m. The annex is proposed to have horizontal timber cladding. The proposed internal layout consists of an open plan kitchen, living/ bedroom area with a bathroom. In terms of use it was confirmed at a meeting that the annex would be occupied by the applicant's parents.

## **Planning Assessment**

### **Key Issues**

22. The key issues to consider in the determination of this application are the impact upon the character and appearance of the local area, residential amenity and other matters.

### **Impact upon the Character and Appearance of the Local Area**

23. Policy HQ/1 of the Local Plan requires all new development to make a positive contribution to its local and wider context. Development should be compatible with its location and appropriate in terms of scale, density, mass, form, siting, design, proportion, materials, texture and colour in relation to the surrounding area.
24. The proposed front extension would be approximately 8.1m wide and 2.11m deep, with a recessed section in the middle to form the front porch. It would have a flat roof design with an overall height of approximately 2.7m. The proposed front extension would be finished externally with facing brickwork. The proposed scale, form and design are considered to be of a modest nature with materials that respect the overall character and form of the host building and surrounding area.
25. Neighbouring properties have raised concerns that the proposed development would be out of character with the surrounding area. Following a site visit it is evident that the properties along Craft Way each have single storey front extensions with an integrated garage. Whilst it is acknowledged the proposal involves an additional element on the north east corner of the dwelling and the replacement of the integrated garage with living space, the alterations are not

considered to be visually intrusive to the streetscene or harmful to the character of the area. It is also noted that the site is not within the Steeple Morden Conservation Area however, it is immediately adjacent to it on the northern boundary of the site and would be visible when viewed from this area. The existing character and appearance of the conservation area opposite the site comprises of a boundary treatment with mature trees and overgrown vegetation beyond which there is a grade II listed building on a significantly large plot. It is considered that the proposed front extension would not compromise or be visually intrusive when viewed from this area, and would sustain the character and appearance of the conservation area by virtue of its design, setting, scale and mass in accordance with Policy NH/14 of the Local Plan, 2018.

26. At the rear of the existing dwelling, there is a single storey conservatory which will be demolished and replaced by the proposed two storey rear extension. The proposed two storey extension would measure a depth of approximately 5m and a width of approximately 8.2m. The eaves height of the proposal would be approximately 4.5m (west elevation) and 4.8m (east elevation) with an overall height of 6.5m. The height of the existing dwelling is 6.3m to the ridge on the front elevation and 6.5m at the rear. In relation to materials the proposed external finishing materials would be facing brickwork for the lower section and timber cladding for the upper section.
27. The proposed annex would be located in the south west corner of the rear garden and would be set off the boundary by 1m and run along the western boundary for 7m. The annex would have a depth of 3m and a maximum height of 2.8m. The annex is proposed to have horizontal timber cladding. The proposed location, scale and design of the annex would be subservient and proportionate addition to the existing dwellinghouse. The proposed development is considered to be an appropriate addition to the host building and the character and appearance of the area by virtue of its location, scale, height, mass, and design and therefore accords with Policy HQ/1 of the Local Plan, 2018

## **Residential Amenity**

### Impact on No.6 Craft Way

28. The proposed two storey extension would not project beyond the rear elevation of No.6 Craft Way and would be set away from the side wall of No.6 Craft Way by approximately 3m. There are no windows on the flank wall of No. 6. Therefore, the proposed development is not considered to result in a significant loss of light, loss of privacy or have an overbearing impact on this property. The proposal involves the addition of a velux window and a high level obscure glazed first floor window to serve an ensuite bathroom. In relation to overlooking the proposal would result in oblique views from the proposed first floor windows towards the garden of No.6. However, given that there are already first floor windows on both the east and west side of the rear elevation

at first floor the additional impact is not considered to harm the amenity of the occupiers at No.6.

#### Impact on No.10 Craft Way

29. In relation to the impact on No.10 Craft Way, the proposed two storey extension does not involve the dwelling projecting any further to the rear on the east side of the property, nor does it involve raising the eaves or ridge height on this side. Therefore, in terms of overbearingness, loss of light or overshadowing the proposed development is not considered to have any further impact on this property.
30. The main alteration proposed on the rear elevation is the addition of a glazing feature window on the first floor rear elevation. Given that there are pre existing first floor windows in this location of the existing dwelling the proposals are not considered to result in a significant level of harm to the amenity of the occupiers at No.10 that would warrant the refusal of the application. The views from the proposed window would be towards the rear of the garden and there would be no views towards habitable living spaces at No.10 Craft Way. Therefore, the proposals are considered to accord with Policy HQ/1 of the South Cambridgeshire District Council Local Plan 2018.
31. In terms of the impact of the proposed annex on the amenity of neighbours, officers consider that due to the modest size, height and design of the annex the proposal will not impact the amenity of adjoining properties. Given its single storey nature and being set off the common boundary by 1 metre, the proposal would not be considered an overdevelopment of the site. It should also be noted that an outbuilding only 30cm lower in height (2.5m) could be constructed in this location without planning permission (under permitted development rights). A condition will be attached to any permission granted to ensure the annex remains ancillary to the host dwelling.

#### **Parking Provision and Highways Safety**

32. It is acknowledged that the proposal would result in the loss of the garage. However, there is sufficient space within the front drive to accommodate a car parking space in accordance with Policy TI/3 of the South Cambridgeshire Local Plan 2018.
33. The proposals have been assessed by the Cambridgeshire County Council Highway Authority and the proposals have been considered to be acceptable.

#### **Other Matters**

34. Due to there being large trees located on the boundaries of the application site and neighbours raising concerns that the proposals may impact these trees it was considered necessary to consult the South Cambridgeshire District Council Tree officer. The Tree officer has reviewed the application and considered the proposals to be acceptable.

## Third Party Representations

Representation	Response
Concerned that the description of development lacks detail and doesn't refer to an increased ridge height.	The description of development is accurate.
Concerned the site plan is inaccurate	It is acknowledged that the conservatory which has been erected at No. 10 Craft Way is not shown on the site plan. There is no requirement for the applicant to survey the neighbours property. The case officer has conducted a site visit and assessed the impact on the neighbouring properties.
Lack of detail on the application of any proposed patio/ pathway to the annex-	The addition of a patio or pathway within the rear garden would not require planning permission and this level of detail is not required within this application.
Concerned no lighting detail have been submitted-	The proposals do not involve additional external lighting.
Concerned by the length of time the development will take	A condition will be attached that requires development to commence within 3 years of the permission being granted. It would not be reasonable to put a condition that ensures development is completed within a set timeframe.
Impact of the location of the annex on trees/ their roots.	Addressed at paragraph 34.
Restrictive covenant preventing extensions	Not a material planning consideration.
Concerned the annex is not in keeping with the surrounding area, will be an overdevelopment of the garden and will dominate/ overshadow No.6 Craft Way	Addressed at paragraph 31.
Overlooking impacts	Addressed at paragraphs 28-30.



Impact of development on neighbours boundary/ footings serving garage	This is covered by the Party Wall Act.
Additional noise and disturbance	A construction hours condition will be imposed on any permission granted.
Concerned that two ground floor windows do not have planning permission.	The ground floor windows are shown on the submitted proposed plans/elevations and have been assessed as part of this planning application.

### **Planning balance and conclusion**

35. For the reasons set out in this report, officers consider the proposed development to be acceptable and in accordance with national and local planning policies. Having taken into account all material planning considerations, it is considered that planning permission should be granted in this instance.

### **Recommendation**

36. Officers recommend that the Planning Committee approve the application subject to the following conditions:

### **Conditions**

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In accordance with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

- 2) The development hereby permitted shall be carried out in accordance with the approved plans as listed on this decision notice.

Reason: In the interests of good planning, for the avoidance of doubt and to facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.

- 3) No construction work or demolition work shall be carried out or plant operated other than between the following hours: 0800 hours and 1800 hours on

Monday to Friday, 0800 hours and 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays.

Reason: To protect the amenity of the adjoining properties. (South Cambridgeshire Local Plan 2018 policy SC/10)

- 4) The annex hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as 8 Craft Way, Steeple Morden, Royston, Cambridgeshire SG8 0PF.  
(Reason - To protect the amenities of adjoining residents in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018).