

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

---

**REPORT TO:** Development and Conservation  
Control Committee

12<sup>th</sup> May 2004

**AUTHOR/S:** Director of Development Services

---

### **S/0562/04/F – TEVERSHAM EXTENSIONS AT 11 FENNEC CLOSE FOR MRS. ABBAS**

#### **Recommendation: Approval**

#### Site and Proposal

1. 11 Fenec Close is a modern detached house with a single attached garage to the side, adjacent to no. 9, to the rear of which is a single storey element providing a wc and utility room. A 1 metre wide path leads from the front drive to the rear garden between the garage and the side boundary with no. 9 which is sited forward of no. 11 and has a single storey rear extension with mono-pitched roof. A side window serving this extension faces no. 11. The property has a small rear garden that is enclosed by 1.8 metre high fences to the side boundaries and a wall to the rear boundary with Gazelle Way. A drive serving nos. 13 and 15 runs along the side boundary. These houses are sited so that the front elevations face the side elevation of no. 11. The house has separate gabled roofs to the house and garage.
2. The full planning application received on 19<sup>th</sup> March 2004, proposes to erect a part two-storey, part single storey rear extension and a first floor side extension above the garage. The first floor side extension will be subservient to the original dwelling, having its ridgeline dropped by 500mm and will have a gabled roof. To the rear of the garage and utility room it is proposed to extend with a single storey, hipped roof construction that will project 3050mm. This will tie into a two storey rear extension with a hipped roof, to the same depth. This extension will be the full width of the existing dwelling.

#### Planning History

3. This application follows the refusal of two previous applications to extend this dwelling. The first was planning application **S/1957/03/F** for full first floor side and two storey rear extensions. It was refused on grounds of its impact on no. 9, in terms of an overbearing appearance and loss of light; and addition of a car parking space in front of the dwelling that would be detrimental to the visual amenity of the area.
4. A subsequent application (ref. **S/0045/04/F**) was also refused. This reduced the extension to single storey rear of the garage and utility room. The refusal was on grounds of loss of light to no. 9 due to the first floor side extension and again due to the addition of a car parking space to the front.

#### Planning Policy

5. **HG12 Extensions and Alterations to Dwellings within Frameworks** of the South Cambridgeshire Local Plan 2004 sets out the requirements that must be met in order for proposals to extend or alter dwellings within village frameworks to be considered for approval.

6. **P1/3 – Sustainable Design in Built Development** of the Cambridgeshire and Peterborough Structure Plan 2003 requires a high standard of design for all new development that responds to the local character of the built environment and details aspects of design to be considered.

#### Consultation

7. **Teversham Parish Council** recommends refusal and comments that the previous reasons for refusal have not been addressed. The proposal would result in loss of amenity to no. 9 and causes over development of the garden serving no. 11.

#### Representations

8. The occupiers of 9 Fennec Close object to this revised application on grounds that the size, height and volume of the extension will result in loss of light to their living room/dining room. They also refer to a loss of car parking.
9. The occupiers of 13 Fennec Close comment that the rear extension will significantly reduce the levels of light to their front lounge and bedroom due to the north facing aspect; loss of privacy due to the siting of the bedroom window; and affect on the property value.

#### Planning Comments – Key Issues

10. The key issue in relation to this proposal is the impact upon the residential amenities of neighbouring properties. The additional car parking in front of the house to replace the lost garage space that was previously proposed has been removed and the garage space retained.

#### ***Neighbouring Residential Amenities***

11. In terms of the relationship with no. 9, the current scheme reduces the first floor side extension so that it extends above the garage and wc only. This will project past the first floor of no. 9 by approximately 2500mm. This extension will have minimal impact in terms of light loss due to the distance between the two dwellings and the small projection past the rear wall of no. 9.
12. The single storey extension will project past the ground floor extension at no. 9 by approximately 4000mm and has been altered to have a hipped instead of a gabled roof. It is not considered that this reduced proposal would cause a significant loss of light to no. 9. The occupiers have extended their own property (No. 9) at ground floor, providing a rear room that is served by a rear window and a side window. The rear window is south-east facing and light will not be obscured from this window. Some light will be lost to the side window serving this room, however as this is a secondary window this will not cause significant harm to the amenities of no. 9. The owners of this dwelling object to the loss of light to a room to the rear of this, in the original house that is served only by a side window due to the extension to the rear of it referred to above. This dining room opens into the breakfast room and therefore some additional natural light will filter through and therefore it is not considered that significant harm will result. Further, the building of the extension at no. 9 should not prejudice the ability of the neighbours at no. 11 to extend.
13. No. 13 is sited to the south-west of no. 11 and the proposed extension. Its front windows face north-east. The proposed extension is to the north of this dwelling and

is sited 10 metres away due to the driveway to the side, therefore no loss of light will occur. The siting of the proposed first floor rear bedroom window will not result in a significant loss of privacy to no. 13 by way of overlooking of its front windows due to the separation distance.

#### Recommendation

14. It is recommended that the application be approved subject to the following suggested conditions:

1. Standard Condition A – Time limited permission (Reason A);
2. SC5a – Details of materials for external walls and roofs (RC5a);
3. SC22 – No further windows in the north and south elevations (RC22)

#### Reasons for Approval

1. The approved 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 proposal conditionally approved is not considered to be significantly detrimental to the following material planning considerations which have been raised during the consultation exercise:
  - Residential amenity
3. All other material planning considerations have been taken into account. None is of such significance as to outweigh the reason for the decision to approve the planning application.

**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/0562/04/F, S/0045/04/F and S/1957/03/F

**Contact Officer:** Melissa Reynolds – Senior Planning Assistant  
Telephone: (01223) 443237