

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Development and Conservation
Control Committee

12th May 2004

AUTHOR/S: Director of Development Services

S/0581/04/F – SHEPRETH EXTENSION TO PROVIDE ADDITIONAL DWELLING AND EXTENSION TO EXISTING DWELLING, 7 BARRONS GREEN, MISS O MACDONALD

Recommendation: Refusal

Site and Proposal

1. Barrons Close is a small cul de sac of similar dwellings north east of Fowlmere Road within the village framework and outside of the designated Conservation Area. The proposal site is located on a corner plot in the garden area of an existing semi detached brick built property.
2. The full application received 19th March 2004 proposes the erection of an additional dwelling attached to the south east elevation of No. 7 taking up side garden space and the existing off road parking area. The dwelling is a 3-bedroom property; a repetition of No. 7 Barrons Green and parking for No. 7 and the proposed dwelling would be located to the front of the new dwelling.
3. The application also includes a single storey kitchen extension to the rear of No 7 Barrons Green. The density (existing and proposed house) equates to 54 dwellings per hectare.

Planning History

4. None relevant to this application

Planning Policy

5. Policy SE5 of the South Cambridgeshire Local Plan 2004 allows for infilling within Shepreth provided the site in its present form does not form an essential part of village character, and development is sympathetic to the historic interests, character and amenities of the locality.
6. Local Plan 2004 Policy HG10 states that the design of housing schemes should be informed by the wider character and context of the local townscape and landscape; and schemes should achieve high quality design and distinctiveness.
7. **Policy HG12 'Extensions and alterations to dwellings within frameworks'** of the South Cambridgeshire Local Plan 2004 states in part that extensions and alteration of dwellings will not be permitted where,

'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 on the street scene'.

8. Policy P1/3 'Sustainable Design in the Built Environment of the Cambridge and Peterborough Structure Plan 2003 states that a high standard of design and sustainability should be adopted for all new forms of development.

Consultation

9. **Shepreth Parish Council** recommends approval
10. **Chief Environmental Health Officer** – No objection but suggested any approval be conditioned to limit problems that may arise from noise during construction.

Representations

11. Three letters of objection from Nos. 6, 8 and 16A Barrons Green and a petition have been received from residents within Barrons Green and Angle Lane. The points raised are as follows:

- Overcrowding of the site
- Parking and access problems for the existing and proposed residents of Barrons Green
- Loss of views
- Loss of amenity
- Loss of house value
- Over development
- Loss of privacy
- Overlooking
- Increase of noise
- Lack of amenity space for the new dwelling

12. The petition received was to object to the extra vehicular activity in Barrons Green. 29 residents signed it.
13. Further notification was sent out to Nos.15 to 26 Barrons Green.

Planning Comments – Key Issues

14. The key issues to consider in respect of this application is the impact of the proposed dwelling on the residential amenities of nearby properties and the impact of the development on the character and appearance of Barrons Green.
15. *Street Scene* – The existing street scene is of an open corner plot backed by the gable ends of Nos. 6 and 7. The site is bordered with hedging and a grass verge is located to the front of the proposal site. As a cul de sac the open space plays an important part in the street scene and character; the closure of this space creates a cramped over developed appearance which is out of character with the street scene. Fencing would be necessary to provide a private garden space, which will be visually detrimental in the street scene exacerbating the cramped appearance.

16. *Impact on the amenity of occupiers of 6 Barrons Green* – The occupiers of No. 6 is currently overlooked by all neighbouring properties. The erection of another dwelling would increase overlooking on to this property from a first floor rear window. The proposed dwelling will be located very close to the boundary of No. 6 and therefore could be unduly overbearing in terms of mass and location. However, it was considered that the extension of this property did not further harm the amenity of 6 Barrons Green and at single storey the proximity of the new house to No. 6 does not justify a refusal.
17. *Parking and access* – The proposed parking for the residents of No. 7 and the proposed dwelling is shown to crossover the front garden of No. 7 affecting the existing hedging and frontage appearance, therefore further adversely affecting the street scene by means of loss of visual amenity.
18. There are no objections to the proposed kitchen extension to No 7, but its design is incorporated into the design of the proposed new house.

Recommendation

19. In light of my concerns relating to the impact on the street scene my recommendation is one of refusal.

Refusal

1. The proposed dwelling by means of its siting and location will result in a significant adverse visual impact on the street scene; the proposal is therefore contrary to Policy SE5 of the South Cambridgeshire Local Plan 2004, which requires development to be sympathetic to the character and amenities of the locality.

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 reference S/0581/04/F

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