



Planning Committee Date	12 th April 2023
Report to	South Cambridgeshire District Council Planning Committee
Lead Officer	Joint Director of Planning and Economic Development
Reference	23/00352/HFUL
Site	27 Silverdale Avenue
Ward / Parish	Coton
Proposal	Two storey side and rear extension
Applicant	Mr Michael Atkins
Presenting Officer	John McAteer
Reason Reported to Committee	Application submitted by a member or officer of the Council
Member Site Visit Date	n/a
Key Issues	1. Design 2. Neighbouring Amenity
Recommendation	APPROVE subject to conditions

1.0 Executive Summary

- 1.1 The application seeks permission for a two-storey side and rear extension.
- 1.2 Officers consider that the proposal would not harm the character and appearance of the street scene and surrounding area, and would be appear as a suitable addition to the existing dwelling.
- 1.3 The proposal will have a negligible impact on the residential amenity of neighbouring properties.
- 1.4 The application has been brought before planning committee as the applicant is a local councillor.
- 1.5 Officers recommend that the Planning Committee approve the proposed development.

2.0 Site Description and Context

None relevant	X	Tree Preservation Order	
Conservation Area		Local Nature Reserve	
Listed Building		Flood Zone	
Building of Local Interest		Green Belt	
Historic Park and Garden		Protected Open Space	
Scheduled Ancient Monument		Controlled Parking Zone	
Local Neighbourhood and District Centre		Article 4 Direction	

- 2.1 The proposal site is located within the Development Framework boundary of the village of Coton. The application site is not within a conservation area and there are no listed buildings located within close proximity. The application site is not located within an area identified as at risk from flooding.
- 2.2 Land use to the North, East and West of the site comprises of housing, with Brin Brook and agricultural land located to the south.

3.0 The Proposal

- 3.1 The development seeks planning permission for a two storey side and rear extension.
- 3.2 The proposed works consist of a two storey side extension to the South-West Elevation of the dwelling at a height of 7.6 metres, a length of 3.4 metres and a width of 2.6 metres, in combination with a joined rear

extension at a height of 7.6 metres, a width of 7 metres, and a depth of 1.7 metres beyond the existing rear elevation.

4.0 Relevant Site History

Reference	Description	Outcome
S/3523/18/FL	Single Storey Side Extension	PERM
S/0779/18/PA	Notification of prior approval of larger home extension	PERM

5.0 Policy

5.1 National

National Planning Policy Framework 2021

National Planning Practice Guidance

National Design Guide 2019

5.2 South Cambridgeshire Local Plan 2018

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

5.3 Supplementary Planning Documents

Biodiversity SPD – Adopted February 2022

Sustainable Design and Construction SPD – Adopted January 2020

6.0 Consultations

Coton Parish Council – Support

6.1 Coton Parish Council submitted a response in support of the development without further comment.

Tree Officer

6.2 I have no arboricultural objections to this planning application.

7.0 Third Party Representations

7.1 No representations have been received.

8.0 Assessment

Principle of Development

- 8.1 Policy S/7 of the Local Plan states that outside development frameworks, only allocations within Neighbourhood Plans that have come into force and development for agriculture, horticulture, forestry, outdoor recreation and other uses which need to be located in the countryside or where supported by other policies in this plan will be permitted.
- 8.2 The supporting text to policy S/7 sets out the development frameworks define where policies for the built-up areas of settlements give way to policies for the countryside. This is necessary to ensure that the countryside is protected from gradual encroachment on the edges of villages and to help guard against incremental growth in unsustainable locations.
- 8.3 The application is located within the development framework boundary of Coton where policy S/7 of the Local Plan supports the principle of residential development. The principle of development is therefore considered to be acceptable.

Design, Layout, Scale and Landscaping

- 8.4 Policy HQ/1 'Design Principles' provides a comprehensive list of criteria by which development proposals must adhere to, requiring that all new development must be of high-quality design, with a clear vision as to the positive contribution the development will make to its local and wider context.
- 8.5 The proposed side extension element would be visible within the public realm; however, as the extension would be set down from the ridgeline of the property and set back from the front elevation. In addition, the proposal would add only 2.6 metres in width to the front elevation of the property, which is not thought to be excessive or visually dominant when viewed from the road. Whilst this would enclose the gap to the adjacent neighbour (no.28), this property also benefits from a similar two storey side extension.
- 8.6 The proposed two storey rear extension would also be set down from the ridgeline of the existing property and would be sited within a large garden considered expansive enough to support the level of development proposed. The eaves height of the proposed extension would match the eaves height of the existing dwelling and the extension would extend beyond the rear elevation of the property by just 1.7 metres.
- 8.7 It is acknowledged that the combined result of the two storey side extension would add to the scale and mass of the existing dwelling. However, the existing footprint of the building would not be significantly enlarged by the proposal, and the proposed design ensures the extension

would be subservient to the existing dwelling. Furthermore, the proposed extension would use red facing brick, Redland regent roofing tiles and white UPVC for the fittings to match the appearance of the existing building as closely as possible.

- 8.8 Overall, the proposed development is considered to be visually appropriate in the context of the host dwelling and the wider locality. The proposal is compliant with South Cambridgeshire Local Plan (2018) policy HQ/1.

Amenity

- 8.9 Policy HQ/1 (n), sets out that proposals must protect the health and amenity of occupiers and surrounding uses from development that is overlooking, overbearing or results in a loss of daylight or development which would create unacceptable impacts such as noise, vibration, odour, emissions and dust.
- 8.10 The impact on neighbouring properties would be limited and only the adjacent neighbours of 26 and 28 Silverdale Avenue would be affected. No.26 is attached to the application site. The side extension would be built up to the boundary with no.28. However, there are no windows in the flank elevation serving habitable rooms of no.28 and the impact to the occupier's amenity is therefore, considered to be minimal.
- 8.11 The rear extension element would be visible from the gardens of both adjacent neighbours and would project 1.7 metres beyond the existing rear elevation. Due to the siting of number 28 Silverdale Avenue, the rear extension would project no more than 0.6 metres beyond their rear elevation and it is considered that the 45 degree rule outlined in the BRE guidance would not be breached on any of their habitable windows. As the rear extension is set in from the Eastern elevation, 26 Silverdale Avenue is less impacted by this addition. It is concluded that there would be no negative impact on residential amenity. The proposal would not be overbearing or cause an unreasonable sense of enclosure, loss of light or overlooking.
- 8.12 No neighbour objections have been received in opposition to the proposal.
- 8.13 The proposal adequately respects the amenity of its neighbours and is therefore, compliant with policy HQ/1.

Car Parking Provision

- 8.14 Policy TI/3 provides indicative off street car parking standards. Two spaces per dwelling should be provided, including 1 within the curtilage. The existing site layout includes a lean-to carport to the side of the existing dwelling. It is proposed this would be replaced with a garage. Parking is also available on the driveway of the existing property and no concerns are raised with regard to provision of off street parking.

Planning Balance

- 8.15 Planning decisions must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38[6] of the Planning and Compulsory Purchase Act 2004).
- 8.16 Having taken into account the provisions of the development plan, NPPF and NPPG guidance, the views of statutory consultees and wider stakeholders, as well as all other material planning considerations, the proposed development is recommended for approval.

Recommendation

- 8.17 **Members are recommended to Approve** subject to the following conditions:

1. Time Limit

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. Drawings

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.