



Planning Committee Date	10 April 2024
Report to	South Cambridgeshire District Council Planning Committee
Lead Officer	Joint Director of Planning and Economic Development
Reference	24/00652/HFUL
Site	3 Acorn Lane Cambourne Cambridgeshire CB23 6GS
Ward / Parish	Cambourne
Proposal	Single storey side infill extension with front and rear rooflights and entrance canopies, front rooflights and rear dormer roof extension.
Applicant	Mrs Nichola Sexton
Presenting Officer	Beth Clark
Reason Reported to Committee	Application submitted by a member or officer of the Council
Member Site Visit Date	N/A
Key Issues	1. Design, layout, scale 2. Residential amenity
Recommendation	APPROVE subject to conditions

1.0 Executive Summary

- 1.1 The application seeks planning permission for a single storey side infill extension with front and rear rooflights and entrance canopies, front rooflights and rear dormer roof extension.
- 1.2 Officers consider that the proposal would have little impact on the character and appearance of the street scene and surrounding area, and an acceptable impact on the appearance of 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 related to a member of staff at the Greater Cambridge Planning Service.
- 1.5 Officers recommend that the Planning Committee Approve the application.

2.0 Site Description and Context

None relevant	X	Tree Preservation Order	
Conservation Area		Local Nature Reserve	
Listed Building		Flood Zone 1	
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	

*X indicates relevance

- 2.1 The proposal site is located within the Development Framework boundary of Cambourne. The application site is not within a conservation area and there are no listed buildings located within close proximity. There are no other relevant site constraints.
- 2.2 The site is a detached dwelling accessed via Monk Drive in Greater Cambourne. The site benefits from off-road parking and garden amenity space to the rear and side of the dwelling. The site surrounded by residential properties and close to Cambourne fitness and sports centre.

3.0 The Proposal

3.1 The proposal is for a single storey side infill extension with front and rear rooflights and entrance canopies, front rooflights and rear dormer roof extension.

4.0 Policy

4.1 National

National Planning Policy Framework 2023
National Planning Practice Guidance
National Design Guide 2021

4.2 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

4.3 Supplementary Planning Documents

Biodiversity SPD – Adopted February 2022
Sustainable Design and Construction SPD – Adopted January 2020
Cambridgeshire Flood and Water SPD – Adopted November 2016

5.0 Consultations

5.1 **Parish Council – No comment.**

6.0 **Third Party Representations – None received.**

7.0 **Member Representations – None received.**

8.0 Assessment

8.1 Principle of Development

8.2 Policy S/7 of the Local Plan states that development and redevelopment of unallocated land and buildings within development frameworks (as shown on the Policies Map) will be permitted provided that:

a. Development is of a scale, density and character appropriate to the location, and is consistent with other policies in the Local Plan; and

b. Retention of the site in its present state does not form an essential part of the local character, and development would protect and enhance local features of green space, landscape, ecological or historic importance; and

c. There is the necessary infrastructure capacity to support the development;

8.3 The application is located within the development framework boundary of Cambourne. Criterion a) will be discussed in the following section of this report and criterion b) and c) are not relevant to this proposal given its nature and scale. The principle of development is therefore considered to be acceptable.

8.4 Design, Layout, Scale and Landscaping

8.5 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.

8.6 The proposal is for a single storey side infill extension which encloses the space between the existing garage and dwellinghouse. The extension will feature roof lights in the pitched roof and canopies over the entrance doorway, matching the existing front door design. The infill extension will measure 4m in height and 2.3m at the eaves.

8.7 Front rooflights and rear dormer extensions are also proposed to the roof of the dwellinghouse. It is considered these additions likely fall within the realms of permitted development rights and do not require express planning permission, however, have been included within this application. The roof lights and dormer windows are of modest design and are similar to other development in the immediate vicinity and proposed materials will be comparable to the existing materials.

8.8 Considering the minor nature of the proposal development and the fall-back position of permitted development rights, the proposal is deemed compatible with its location and appropriate in terms of scale, massing and design in relation to the surrounding area. The proposal is therefore compliant with South Cambridgeshire Local Plan (2018) policy HQ/1.

8.9 Amenity

8.10 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.

8.11 The impact on neighbouring properties is limited. The proposed single storey infill extension is minor and considered to have no impact upon residential amenity and there would be no overshadowing towards neighbouring properties, given its location between the existing dwelling and separate garage. The rear dormers would likely be visible from the shared parking area with no. 5 Monk Drive. However, the dormers would not result in any instances of overlooking or loss of privacy, as the built form of no.5 Monk Drive blocks views from the rear dormers of no.5's rear garden. In addition, the roof lights to the front of the dwelling are likely to be at such a height that no overlooking would be possible. It is therefore concluded that there would be no unacceptable impacts upon residential amenity.

8.12 The proposal adequately respects the amenity of its neighbours and of future occupants and the proposal is compliant with policy HQ/1.

8.13 Planning Balance

8.14 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).

8.15 The proposed development would not have any public benefit, although it is acknowledged that the proposal would provide private benefits to the occupiers through the ability to replace the existing outbuildings within the garden of their home.

8.16 It is considered by officers that the design and scale of the proposed development is appropriate in relation to the host dwellinghouse as well as its surrounding context. Additionally, it is considered that the proposed development would not cause any harm to the amenity of neighbouring properties.

8.17 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.

9.0 Recommendation

9.1 **Approve** subject to:

- The planning conditions as set out below with minor amendments to the conditions as drafted delegated to officers.

9.2 Planning 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.

Background Papers:

The following list contains links to the documents on the Council's website and / or an indication as to where hard copies can be inspected.

- South Cambridgeshire Local Plan 2018
- South Cambridgeshire Local Development Framework SPDs