

## **SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

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**REPORT TO:** Planning Committee

7<sup>th</sup> March 2007

**AUTHOR/S:** Executive Director / Corporate Manager - Planning and Sustainable Communities

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### **S/0068/07/F – STEEPLE MORDEN**

**Alterations and Extensions, 115 Hay Street for Ms W Marsh and Mr J Bishop**

**Recommendation: Approval**

**Date for Determination: 7<sup>th</sup> March 2007**

#### **Notes:**

**This Application has been reported to the Planning Committee for determination because Steeple Morden Parish Council has recommended that the application be refused, contrary to the officer recommendation.**

#### **Site and Proposal**

1. Number 115 Hay Street is a large detached chalet style bungalow set back from the highway within the northern edge of the Steeple Morden village framework. To the north of the property there is a Grade II listed dwellinghouse (119 Hay Street) and to the south there is more modern two storey detached dwellinghouse (113 Hay Street). The bungalow itself has a large flat roof garage adjacent to the boundary with number 113 and wide flat roof dormer windows on the front and rear elevations.
2. The full application received on the 10<sup>th</sup> January 2007 proposes to extend the bungalow by way of a pitched roof element above the existing garage and a forward projecting two-storey gable. Two east facing dormer windows are also proposed on the front elevation in addition to two west facing dormers in the rear elevation. The existing flat roof dormer in the rear elevation is also proposed to be altered by way of the addition of a pair of pitched roofs. The height of the forward projecting gable is approximately 7.1m and the pitched roof extension above the garage will have a ridgeline 0.4m lower than the ridgeline of the existing roof and will be approximately 7.2m high with an eaves height of 2.7m. The pitched roof extension will be constructed on the footprint of the existing garage wall, which is approximately 1m from the boundary.

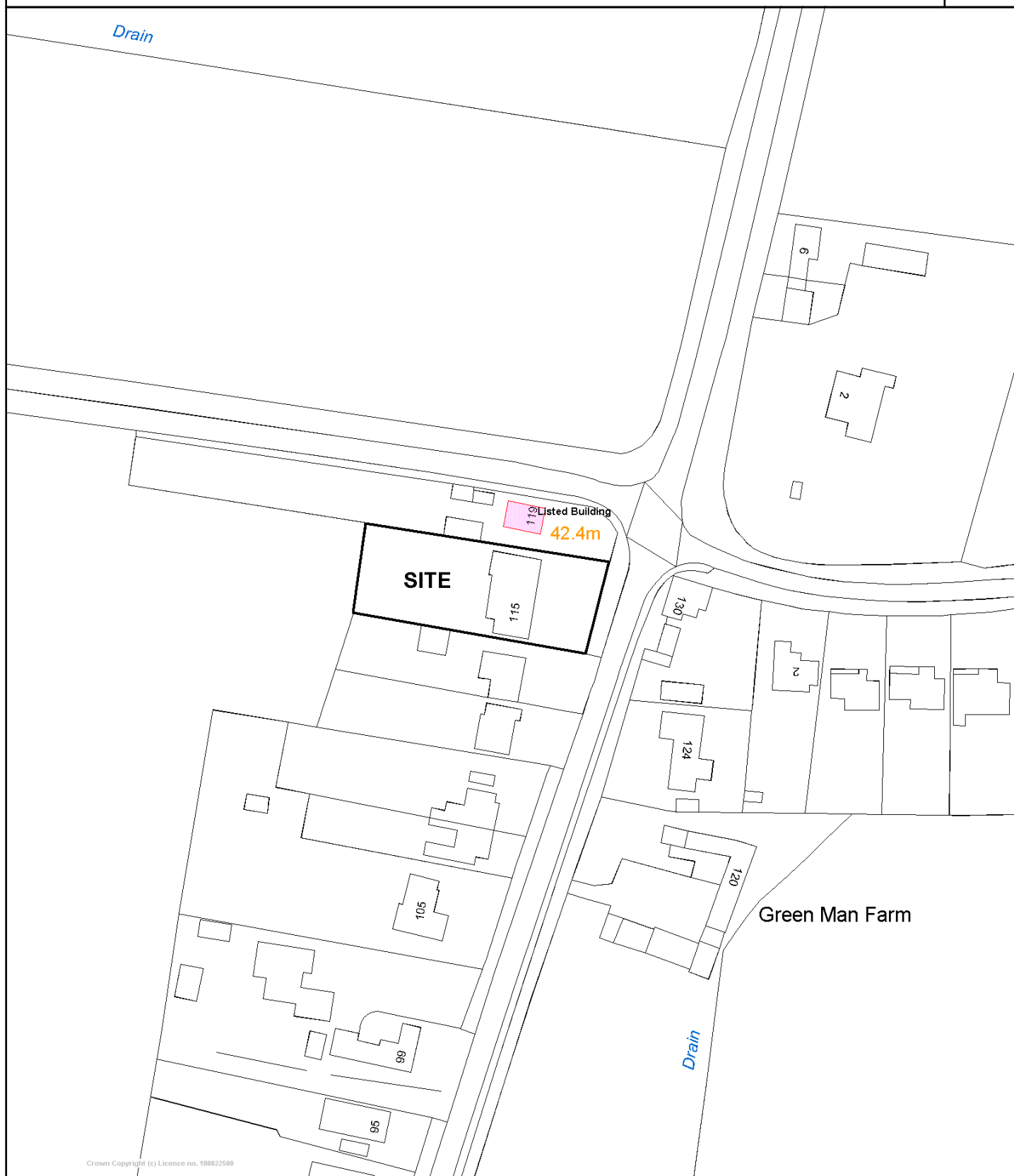
#### **Planning History**

3. Planning consent for the erection of a two-storey dwelling and garage was originally granted in 1976 (**S/0246/76/F**). Since its construction the dwelling has not been the subject of any other planning applications.

#### **Planning Policy**

*Cambridgeshire and Peterborough Structure Plan 2003*

4. **Policy P7/6** 'Historic Built Environment' states Local Planning Authorities will protect and enhance the quality and distinctiveness of the historic built environment.



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*South Cambridgeshire Local Plan 2004*

5. **Policy HG12** 'Extensions and Alterations to Dwellings with Frameworks' sets out requirements for development of dwellings within frameworks having regard to impact upon neighbour amenity and the street scene.
6. **Policy EN28** 'Development within the Curtilage or Setting of a Listed Building' sets out the requirements for development within the curtilage or setting of listed buildings.

**Consultation**

7. **Steeple Morden Parish Council** – Recommends that the application be refused as it feels the proposed extension would cause a significant loss of light and privacy to the occupants of the neighbouring house (number 113 Hay Street) due to its mass and proximity. It would also turn a 3-bedroom house into a 5-bedroom one, a type for which there is no particular need in the village, due to the numbers already in existence. The improved look of the front of the dwelling is to the liking of the Parish Council.
8. **Conservation Manager** – Has no objections. The proposal will have no substantial impact on the setting of the adjacent Listed Building.

**Representations**

9. A lengthy letter of objection (six pages) has been received from the owner/occupiers of number 113 Hay Street, who request that the application be amended so as to limit the impact upon their property or be refused. Their objections relate to the following:
  - (a) Significant loss of light
  - (b) Overlooking and loss of privacy
  - (c) Unacceptable boundary relationship, creating a sense of enclosure and harm to amenity space
  - (d) Failure to comply with development plan policy

Further details of the neighbours' objections are elaborated on in Planning Comments.

10. The owner/occupier of number 119 Hay Street has stated that she has no objections or comments and supports this application to improve the property.

**Planning Comments – Key Issues**

11. The main issues for members to consider in the determination of this application is whether the pitched roof extension above the existing flat roof garage would have an unacceptable impact upon the amenities of the occupiers of number 113 Hay Street by virtue of being unduly overbearing, overlooking (from the dormer windows) and blocking light to the north facing openings of the said neighbouring dwellinghouse.

***Loss of light***

12. The neighbours are principally concerned with the impact that the addition of the pitched roof element and the two southernmost dormer windows will have on the light entering three openings in the north facing elevation of their property. These three

openings include a glazed panel in the kitchen door and an obscure glazed toilet window on the ground floor and a landing window on the first floor.

13. In terms of the two ground floor openings the kitchen door is one of four openings that illuminate the kitchen, two of which are west facing and one which is south facing. Considering the fact that the development will be located approximately 4.5 m to the north of the kitchen door, and other openings presently serve the room, I do not consider that the development will have an unacceptable impact upon light entering the kitchen. Similarly the obscure glazed window serving the downstairs toilet, which is the only opening for that room, is not considered to be adversely affected due to the northern location of the extension.
14. The extension will undoubtedly be visible from the neighbours' upstairs landing window. It will not block direct sunlight entering this opening due to the fact that the window faces due north. Whilst visiting the site the neighbour mentioned that the extension would also be overbearing on the window. Considering the fact that the window presently looks onto the flat roof of the existing garage and the existing southern gable I do not consider that the introduction of a gable end 4.5m from it will result in an unacceptable impact upon neighbour amenity, especially when viewed from a landing window that is 4.5m from the extension.

#### ***Unduly overbearing***

15. To the north of number 115 Hay Street the gravelled driveway is primarily used as an area for the parking and manoeuvring of vehicles, though the neighbours state that it is also used as a play area for their children. Due to the primary use of this area as a driveway I do not consider that the introduction of a wall 1m from the boundary at a height of 7.2m, reducing to a eaves height of 2.6m, to be unacceptable. Moreover, although the dormer windows extend 3m from the roofslope at their highest point the fact that they are centrally placed with the extension means that they will be approximately 3m from the boundary.

#### ***Overlooking***

16. The main concern that the neighbour has about overlooking is as a result of the proposed dormer window in the rear elevation, which serves the new master bedroom and will face due west. Although this window is set behind the rear elevation of number 113 Hay Street the pitched roof garage on the boundary of the two properties will limit any overlooking of the westernmost part of the garden. Views into the area of the garden nearest the rear elevation of number 113 Hay Street will only be possible if the occupants of 115 Hay Street were to physically lean out of the window. The neighbour has suggested that this window be replaced by a Velux window in order to reduce the perception of being overlooked, and I do not necessarily consider this to be an unreasonable request. Though any Velux window would have to be high level otherwise there would be a greater degree of overlooking than with the proposed dormer. In the interests of limiting the impact upon the amenity of the occupants of number 113 Hay Street it has been suggested that the rear dormer be omitted. However, I consider that it would be unreasonable to recommend refusal in its present form.
17. The neighbour is also concerned about the potential for overlooking of their house through the future insertion of a window in the south elevation of the extension. Given this concern I believe a condition should be used to prevent the insertion of any such opening.

### ***Failure to Comply with Development Plan Policy***

18. As a result of the above comments I do not consider that the development will have an unacceptable impact upon neighbour amenity, therefore I believe that the development complies with the criteria of Policy HG12. Both the Parish Council and the neighbours object to the fact that the dwelling will, once extended, have five bedrooms. As the site is within the village framework I see no policy grounds why such an increase in volume or internal accommodation will be unacceptable.
19. Given the neighbours' concerns about the discharge of fumes from any boiler flue, a matter that would be covered by Building Regulations, I consider it reasonable to use a condition to agree the external details of any such flue so that it is not unsightly.

### **Recommendation**

20. Approval – Subject to the following conditions.
  1. Standard Condition A – Time limited permission (Reason A).
  2. Sc5a – Details of materials for external walls (Rc5aii).
  3. No development shall commence until external details of the boiler flue or any other means of extraction related to the relocated boiler (detailed in drawing number HS/TB/06/2E) have been submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved plan unless otherwise agreed in writing by the Local Planning Authority.

(Reason – To ensure that the design and location does not have an unacceptable visual impact.)
  4. Sc22 – No windows at first floor level in the south elevation of the development (Rc22).
  5. During the period of construction no power operated machinery shall be operated on the premises before 08.00 hours on weekdays and 08.00 hours on Saturdays nor after 18.00 hours on weekdays and 13.00 hours on Saturdays (nor at any time on Sundays or Bank Holidays) unless otherwise previously agreed in writing with the Local Planning Authority in accordance with any agreed noise restrictions.

(Reason - To minimise noise disturbance to adjoining residents.)

### **Reasons for Approval**

1. The development is considered generally to accord with the Development Plan and particularly the following policies:
  - **Cambridgeshire and Peterborough Structure Plan 2003:**  
**P7/6** (Historic Built Environment)
  - **South Cambridgeshire Local Plan 2004:**  
**HG12** (Housing Mix and Design)  
**EN28** (Development within the Curtilage or Setting of a Listed Building)

2. The development is not considered to be significantly detrimental to the following material planning considerations which have been raised during the consultation exercise:
  - Residential amenity including loss of light and overlooking

**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 Files Ref: S/0068/07/F and S/0246/76/F

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