

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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

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

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4 August 2004

**S/1127/04/F – Longstanton  
Extension at 90 Thornhill Place, for Mr and Mrs Abbott**

**Recommendation: Approval**

Members will visit this site on 2 August 2004

**Site and Proposal**

1. No. 90 Thornton Place is a modern two-storey semi-detached dwelling within a former Ministry of Defence estate. The Thornhill Place/Magdalene Close Estate is characterised by a mixture of two-storey semi-detached dwellings and terrace housing.
2. The full application, submitted on 28 May 2004 is for a two-storey side extension with integral garage under a pitched and tiled roof. The extension will be setback 0.6m from the front elevation of the dwelling, with a marginally lower ridge height. The extension will also be marginally setback from the side property boundary. It will have an external footprint of 3.4 metres width by 6.14 metres depth.

**Planning History**

3. Planning permission was given in April 2004 for a single-storey side extension to the dwelling to be used as a garage (Ref: S/0376/04/F). This permission has not been implemented and the current proposal represents an alternative design to the extension previously approved.
4. It should also be taken into account that an extension to No. 14 Thornhill Place, Longstanton was approved in April 2004 (Ref: S/0223/04/F), which involved a two-storey side extension with integral garage.

**Planning Policy**

5. **Policy P1/3 – Sustainable Design in Built Development** in the Cambridgeshire and Peterborough Structure Plan 2003 (“The County Structure Plan”) requires a high standard of design and sustainability for all new development, that responds to the local character of the built environment.
6. **Policy HG12 ‘Extensions and Alterations to Dwellings within Frameworks’** of the South Cambridgeshire Local Plan 2004 establishes that proposals to extend dwellings should have regard to the issues of scale, design, materials and the degree of impact upon surrounding properties and street scene.

**Consultation**

7. **Longstanton Parish Council – Recommendation of Refusal**
8. “The Parish Council objects to this development on the following grounds: 1) if every house was extended than the estate would like a terraced estate and 2) not in keeping with estate.”

#### **Representations**

9. None received

#### **Planning Comments**

10. The key issues for consideration in the assessment of this application are visual impacts upon the streetscene and impacts upon the residential amenity of adjacent residents.

#### **Visual Impact on Streetscene**

11. The appearance of the proposed extension from Thornhill Place, will be similar to that previously approved at No. 14 Thornhill Place in April 2004.
12. The proposed extension is setback 0.3m from the side property boundary with No. 91 Thornhill Place and some 3.5m from the dwelling itself. Given the separation distance between the two dwellings, in addition to the lower ridge height of the extension and its setback from the front elevation, the proposal is considered to have an acceptable visual impact on the streetscene.

#### **Impact on Residential Amenity**

13. The proposal would not seriously harm the residential amenities of adjacent properties in terms of lighting, privacy or outlook. No side windows are proposed on the south-west elevation.

#### **Parking**

14. It is considered desirable in this case to place a condition preventing the future conversion of the garage without planning permission, to retain at least one on-site car parking space. Although the application plan shows a space for a vehicle to park in front of this garage, it is noted that parking in this position would cross a footpath (right of way) to the front of the dwelling. Land to the front of the dwelling is also outside the red-edge site area.

#### **Recommendation**

15. Approval

#### **Conditions**

1. Standard Condition A – Time limited permission (Reason A);
2. Sc19 – Materials to match existing (Rc 19)
3. SC22 – No windows, doors or openings of any kind shall be inserted at first floor level on the south-west elevation.

Reason: to safeguard the privacy of occupier of No. 91 Thornhill Place, Longstanton

4. SC44 – The garage, hereby permitted, shall not be used as additional living accommodation (and no trade or business shall be carried on therefrom). Reason: to ensure the continued provision of off-street parking space in the interests of highway safety and to safeguard the amenities of adjoining occupiers.

## **Informatives**

### **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:
  - Visual impact on the locality
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:

- County Structure Plan 2003;
- South Cambridgeshire Local Plan 2004;
- Planning Application File S/0223/04/F;
- Planning Application File S/0376/04/F,
- Planning Application File S/1127/04/F

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