

## **SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

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**REPORT TO:** Planning Committee

1<sup>st</sup> October 2008

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

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### **S/1386/08/F- FULBOURN**

#### **Conversion of Garage and Link Extension at 7 Hinton Road for Mr J Koch**

**Recommendation: Approval**

**Date for Determination: 3<sup>rd</sup> October 2008**

#### **Notes:**

**This Application has been reported to the Planning Committee for determination because the applicant is an employee of South Cambridgeshire District Council Planning Service and because the recommendation contrary the comments of the Parish Council.**

#### **Site and Proposal**

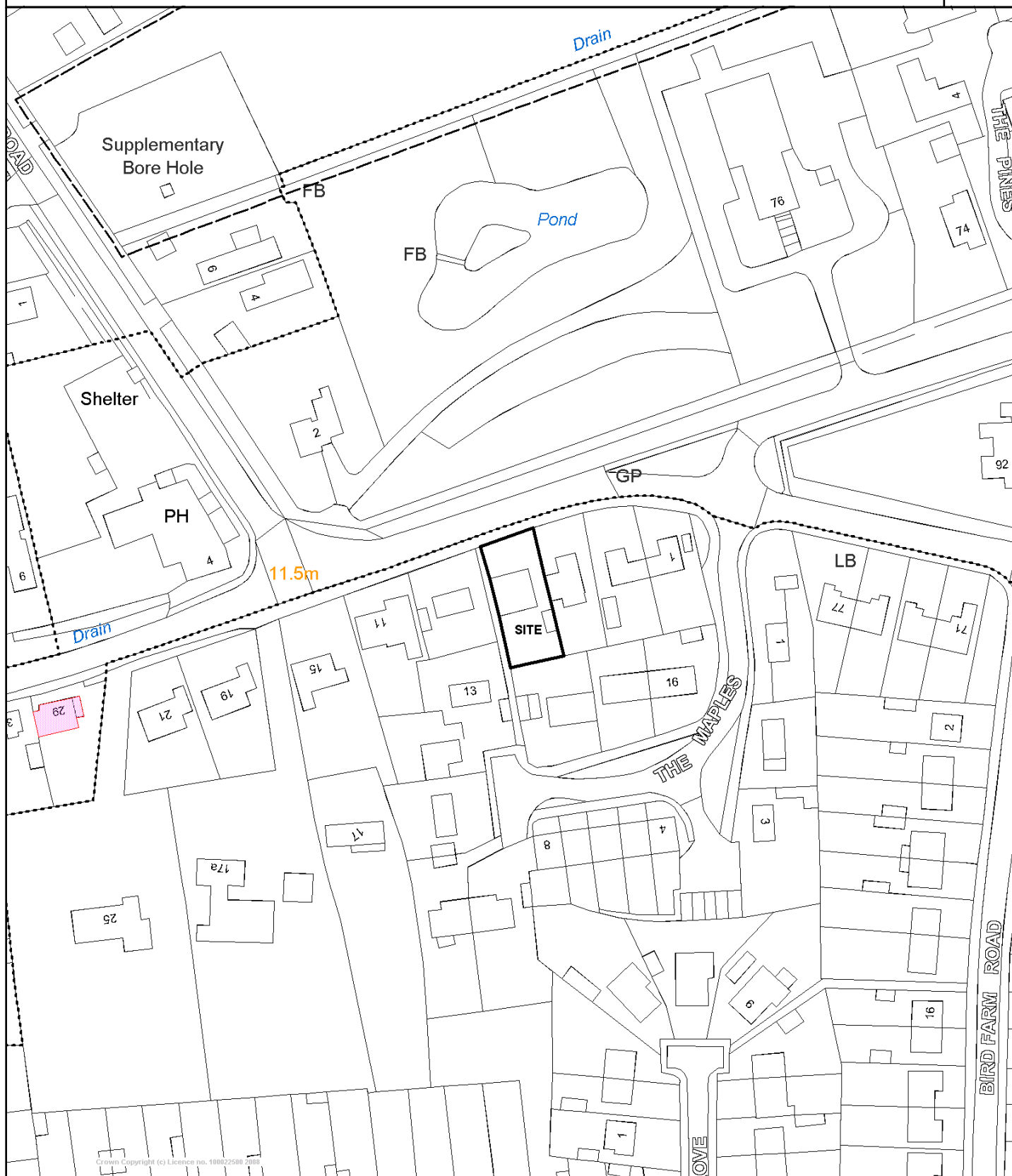
1. The site is situated within the Fulbourn village framework, and lies adjacent to the boundary of the Conservation Area. No. 7 Hinton Road is a two-storey, detached, buff brick and tile dwellinghouse. The detached single storey flat roof garage is set back to the side adjacent No. 5 Hinton Way. A parking area with at least 2 spaces lies to the front of the garage.
2. No. 5 Hinton Way is situated to the east. It has a single storey flat roof garage adjacent to the boundary set forward of the garage to No. 7 with a patio door in its rear elevation. The patio area lies beyond and to the rear of the main dwelling. The dwelling also has three first floor windows in its side elevation. A mature treed area lies to the northern side of Hinton Road. The Maples is a residential development that lies to the south.
3. This full application, received on the 8<sup>th</sup> of August 2008, seeks planning permission for conversion of garage to living accommodation and a link extension to provide a hall, toilet and store. Both structures would be single storey and the same width as the existing garage. The 2.4 m high flat roof of the present garage would be replaced with pitch at 30 degrees, increasing the roof height to 3.25m, at a point 1.5 metres off the boundary with No. 5. The proposed materials are to match the existing ones used in the existing dwelling house.

#### **Planning History**

4. **S/0846/01/F** Extension - Approved.  
**S/0723/80/F** Extension - Approved.  
**S/2195/79/F** Extension - Refused  
**C/0390/64/** Erection of Two Houses and Garages - Approved

#### **Planning Policy**

5. South Cambridgeshire Local Development Framework (LDF) Development Control Policies Document 2007:



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Scale 1/1250 Date 16/9/2008

Centre = 551206 E 256392 N

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6. **Policy DP/2 “Design of New Development”** requires all new development to be of a high quality design and indicates the specific elements to be achieved where appropriate.
7. **Policy DP/3 “Development Criteria”** sets out what all new development should provide, as appropriate to its nature, scale and economic viability and clearly sets out circumstances where development will not be granted on grounds of an unacceptable adverse impact e.g. residential amenity and traffic generation.
8. **Policy CH/5 “Conservation Areas”** Sets out how planning applications in Conservation Areas, and adjacent to Conservation Areas will be determined in accordance with legislative provisions and national Policy (Currently PPG 15) and guidance contained in specific Conservation Area Appraisals (where they exist) and the District Design Guide

### **Consultation**

9. **Fulbourn Parish Council** - Recommends refusal on the grounds “We object to this application and would draw your attention to the letter from the neighbouring property, 5 Hinton Road. The plans submitted are of poor quality and it is difficult to ascertain the impact this application will have on the closely adjoining neighbouring property at number five. Therefore we request a site visit to ascertain this impact and also to examine the parking facilities. There is a bend in the road which makes it imperative that there is adequate parking on the site.”
10. **Local Highway Authority** - No significant effect upon the public highway should result from this proposal.

### **Representations**

11. One letter of objection has been received from the occupiers of No. 5 Hinton Road. They have concerns regarding the following points:
  - a. Loss of light to the rear of their property;
  - b. Existing and proposed extensions would result in a large increase in size of original dwelling;
  - c. Out of keeping with other dwellings in Hinton Road as it would make No 5 the only link- detached dwelling on Hinton Road;
  - d. Room in garage would be used as a business, not a bedroom;
  - e. Surface water drainage on to patio area;
  - f. Inadequate drawings;
  - g. No party wall agreement;
  - h. Loss of access to maintain walls etc. on boundary; and,
  - i. No access to rear of No. 7 and wheelie bins would be stored to the front.
12. Councillor Scarr has supported the comments of the Parish Council.

### **Planning Comments – Key Issues**

13. The main issues to be considered during the determination of this application relate to the impact upon neighbour amenity, the visual impact upon the setting of the Conservation Area/street scene, and parking in connection with highway safety.

14. The addition of the pitched roof is not considered to seriously harm the amenities of the neighbour at No. 5 Hinton Way. Although orientated to the west of that property, it is not considered to result in an unduly overbearing mass or a significant loss of light, given its low height and roof pitch. There are no windows that would result in overlooking leading to a loss of privacy.
15. The impact on the street scene is not significant. Whilst the link extension would bring the building 4.2 metres closer to the road, the primary alteration would be the addition of the mono pitch roof. This would still be set back from the front of the dwelling house by 6 m. I do not therefore consider the extension and alterations to have an unacceptable impact upon the setting of the Conservation Area or the visual appearance of the street scene.
16. I do not consider that the extension and alterations would be detrimental to highway safety, as two on-site parking spaces would still be retained on the existing hardstanding area to the front of the garage. This would be in accordance with the Council's parking standards.
17. The plans show that the garage would be converted to bedroom. The applicant does not state that it would be used for business purposes. In any case, a small-scale business from home that does not create traffic and visitors would be unlikely to represent a material change of use requiring planning permission.
18. A gutter has been provided along the eastern side of the garage to avoid surface water run off from the roof to the rear patio of No. 5 Hinton Way.
19. The issues raised by the neighbour with respect to the absence of a party wall agreement and loss of access for maintenance purposes are not planning considerations that can be taken into account during the determination of this application. There is no visual gap existing between Nos. 5 and 7 Hinton Road, due to the siting of the garages. There would be space to provide bin stores to the side of the house and set back from the front.

### **Recommendation**

20. Approval subject to conditions:

1. Standard Condition 1 (Reason)

**Background Papers:** the following background papers were used in the preparation of this report:

South Cambridgeshire Local Development Framework Development Control Policies Document 2007.

Planning File References: S/1386/08/F, S/0846/01/F, S/0723/80/F, S/2195/79/F and C/0390/64/D.

**Contact Officer:** John McCallum - Planning Assistant  
Telephone: (01954) 713252