

## 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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6<sup>th</sup> October 2004

### **S/1637/04/F - Haslingfield Extension, 7 Cantelupe Road, for Mrs Khan**

#### **Recommendation: Approval**

Members will visit this site on Monday 4<sup>th</sup> October 2004.

#### **Site and Proposal**

1. This full application, registered on 5<sup>th</sup> August 2004, proposes two extensions to 7 Cantelupe Road, a bungalow sited gable end to the road with an attached single garage to the side.
2. An extension is proposed to the rear of the garage, measuring 3.3 metres x 2.5 metres and a bedroom extension on the rear of the main part of the dwelling, measuring 4.5 metres x 5 metres. Both extensions have a pitched roof lower than the main ridge height of the dwelling.
3. To the west of the site is a semi-detached chalet bungalow and to the east a block of garages separated by a driveway leading to two bungalows at the rear.

#### **Planning History**

4. None relevant to this application.

#### **Planning Policy**

5. **Policy HG12** of the South Cambridgeshire Local Plan 2004 states that planning permission for the extension and alteration of dwellings will not be permitted where the design and use of materials would not be in keeping with local characteristics; the proposal would harm seriously the amenities of neighbours through undue loss of light or privacy, being unduly overbearing in terms of its mass, or would adversely affect surrounding properties by virtue of its design, layout, location or materials; there would be an unacceptable loss of off-street parking or garden space within the curtilage; there would be an unreasonable visual impact upon the street scene; boundary treatment would provide an unacceptable standard of privacy and visual amenity.

#### **Consultation**

6. **Haslingfield Parish Council** recommends refusal. "Whilst the addition of the breakfast room is quite acceptable, the rear bedroom/bathroom proposal constitutes a significant overdevelopment of the area. There are garages at No9 and 9A which are not shown on the site plan."

#### **Representations**

7. None received

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

8. The application was considered at the Chairman's Delegation Meeting on 20<sup>th</sup> September and has been brought to Committee at the request of the local member.

9. The key issue to be considered is whether the proposed extensions comply with the criteria set out Policy HG12 of the Local Plan 2004 and in particular, given the comments of the Parish Council, whether the proposal represents overdevelopment of the area.
10. In my view the proposal has no adverse impact on neighbouring dwellings or the street scene. No representations have been received from the occupiers of adjacent dwellings. The bedroom extension is 6 metres from the rear boundary of the site and 7 metres from the west boundary. In my opinion it does not represent overdevelopment of either the site or the area, there-being no harm caused by the proposed.

### **Recommendation**

9. That the application be approved subject to
  1. Standard Condition A – Reason A;
  2. SC19 – Matching Materials – RC19

### **Informatives**

#### **Reasons for Approval**

1. The approved development is considered generally to accord with the Development Plan and particularly the following policies:
  - **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:
  - Overdevelopment of the area
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:

South Cambridgeshire Local Plan 2004.  
Planning Application File S/1637/04/F

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