

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Development and Conservation
Control Committee

6th October 2004

AUTHOR/S: Director of Development Services

S/1521/04/F - Sawston Dormer Window at 47 New Road for Mr Jarvis

Recommendation: Refusal

Site and Proposal

1. The property is a 2 storey semi-detached house in a pair with No 45. It has a single storey building at the rear which is identical to other properties along this side of the road. New Road is characterised by 2 storey semi-detached dwellings and a few of these properties have 2 storey side extensions. Beyond this row of properties is a footpath leading to the rear boundaries of dwellings in New Road and Martindale Way. Nos 35 and 41 New Road have dormer windows projecting to the rear and they can be seen from Westmoor Avenue and the footpath between New Road and Martindale Way.
2. This full application, registered on 21st July 2004, proposes to erect a dormer window to a bedroom in the rear elevation.

Planning History

3. S/1526/88/F - Permission for 2 storey extension
S/1096/85/F – Permission for single storey extension

It is considered that other planning applications for dormer windows within New Road are relevant to the consideration of this application;
S/0248/93/F – Permission for 2 storey side extensions with dormer window at No 41 New Road;
S/1480/85 – Permission for loft conversion with dormer window at No 35 New Road

Planning Policy

4. **Policy P1/3** of the Cambridgeshire and Peterborough Structure Plan 2003 requires a high standard of design and sustainability for all new development, that responds to the local character of the built environment and details aspects of design to be considered.
5. **Policy HG12** of the South Cambridgeshire Local Plan 2004 partly states that planning permission for extension and alteration to dwellings will not be permitted where the design would not be in keeping with local characteristics and there would be an unacceptable visual impact upon the street scene.

Consultation

6. **Sawston Parish Council** recommends approval.

Representations

7. None received

Planning Comments – Key Issues

8. The key issue in relation to this application is whether the dormer window would have an unacceptable visual impact upon the street scene.
9. I consider that the proposal would not result in undue overlooking or overshadowing of neighbouring properties, Nos. 45 and 49. The proposed dormer window is more than 40 metre from the rear boundary of Nos. 13 and 15 Martindale Way. The new bedroom window would not seriously harm the amenities of occupiers of these two properties.
10. However, I consider the mass and bulk of the dormer measuring 2.8m wide and 1.6m high projecting to the rear would be prominent and visible when viewed from Westmoor Avenue and the footway between New Road and Martindale Way. Although there are two dormers of in similar size at Nos 35 and 41 New Road, the planning consents were granted at 1985 and 1993 and they were considered against the development plan at that time. It is considered that the addition of the dormer window would have cumulative impact of the existing dwellings in the locality. It will lead to significant changes to the character of this part of the village having regard to the issues of scale, design and the impact upon surrounding properties and street scene. It is considered that the proposed dormer window will unduly affect the street scene and would be out of keeping with, and would dominate and detract from, the character and original design of the existing dwelling.

Recommendation

11. Refusal

The proposed dormer window projecting to the rear of the existing house will be visible from Westmoor Avenue and a public footway between New Road and Martindale Way. The dormer window forms a prominent feature that would be out of keeping with the character of the area. The consequent harm to the street scene would contravene Policies P1/3 of the Cambridgeshire and Peterborough Structure Plan 2003 and HG12 of the South Cambridgeshire Local Plan 2004 which require new development to be sensitive to the character of their surroundings.

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

South Cambridgeshire Local Plan 2004

Cambridgeshire and Peterborough Structure 2003

Planning file Refs: S/1096/85/F, S/1480/85/F, S/1526/88/F, S/0248/93/F and S/1521/04/F

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