

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Development and Conservation Control Committee 6th October 2004
AUTHOR/S: Director of Development Services

**S/1555/04/F - Sawston
Extensions and Boundary Wall and Gate at 11 Park Road for Mr & Mrs Dunkley**

Recommendation: Approval

Site and Proposal

1. No 11 Park Road is a 1.5 storey dwelling with accommodation in the roof space and 3 dormer windows projecting to Park Road. The property has an attached pitched roof garage at the side set back from the front elevation of the dwelling. It is situated on a cul-de-sac on the northern side of the road within Sawston village framework. To the east of the site is No 13, a two storey house with a blank gable wall facing the garden of No 11. To the north is No 9, a two storey house with a single garage at the side adjacent to the common boundary.
2. Park Road is characterised by a mixture of two storey and single storey dwellings. The other 5 properties in this cul-de-sac (Nos 1, 3, 5, 7 and 9) are 2 storey houses.
3. This full application, registered on the 26th July 2004, proposes to :
 - Extend the existing garage projecting to the front by 2.95m and at the rear by 0.5m;
 - Add a first floor extension above the garage providing 2 bedrooms (one of them is an en-suite bedroom) with dormer windows in the front and at the rear;
 - Erect a conservatory at the rear measuring 2.6m x 8.5m; and
 - Erect boundary wall and gate (1.8m high wall at the side boundary fronting Park Road and 0.9m high wall in the front and at the side)

The amended plan date stamped 16th September 2004 shows the revised location of the 1.8m high boundary wall set back from the footway.

Planning History

4. S/0757/04/F – Extensions – Refused 2nd June 2004 on grounds of dominating and detracting from the character and design of the existing building contrary to Policy P1/3 of the Structure Plan and HG12 of the Local Plan.

Planning Policy

5. **Policy P1/3** of the Cambridgeshire and Peterborough Structure Plan 2003 requires a high standard of design for all new development that responds to the local character of the built environment for all new development.

6. **Policy HG12** of the South Cambridgeshire Local Plan 2004 states that planning permission for extension and alteration to dwellings will not be permitted where the proposal would not be in keeping with local characteristics, would seriously harm the amenities of neighbours through undue loss of light or privacy, being unduly overbearing in terms of its mass, or would affect surrounding properties by virtue of its design, layout, location or materials, would result in an unacceptable loss of parking space or amenity area, have an unacceptable visual impact on the street scene, or would have inappropriate boundary treatment.

Consultation

7. **Sawston Parish Council** recommends refusal and states 'overdevelopment of the site'.

Representations

8. None received.

Planning Comments – Key Issues

9. The key issue in relation to this application is whether the proposed extensions contribute to over-development of the site.
10. This application is a revised scheme subsequent to the refusal of the previous application (ref. S/0757/04/F) and discussion with the officer and the applicants on site. This scheme significantly reduces the eaves height of the addition over the garage on the front elevation compared with the refused design. In that respect it is in character with the existing.
11. The existing ridge height and eaves height of the dwelling are 7m and 2.2m respectively and the height of the existing garage is 5m to the ridge. There are 1m high fences along the rear and side boundaries. Having considered that No 9 (to the north of the site) has a garage at the side adjacent to the garage at No 11, and No 13 (to the east of the site) only has a blank gable wall facing the rear of the application site, I do not consider that the proposal will have an adverse impact upon residential amenity interests. The proposed new dormer window at the rear will not cause extra overlooking of the private garden area of No 13 given that there are already first floor bedroom windows at Nos 11, 9 and 15 facing the garden of that property.
12. I consider that the scale and form of the proposed extension, by keeping a low eaves height in the front elevation of the resultant garage at 2.2-2.3m and the ridge height at 7m, would be in keeping with the character and original design of the existing dwelling. The eaves height of the extension at the rear elevation is 4m. That elevation will not be visible from the road and therefore it will not affect the street scene. Other properties in this cul-de-sac are all 2-storey houses and there are examples of boundary walls in the locality (No 43 London Road and No 1 Park Road). The proposal is considered to have an acceptable visual impact in the street scene. The property is within village framework and I do not consider that the proposed extension above the garage and the conservatory would cause over-development of the site.

Recommendation

13. Approval as amended by drawing number SF03150.1B date stamped 16th September 2004.

Conditions of Consent

1. Standard Condition A – Time limited permission (Reason A);
2. Standard Condition 19 – Matching materials (Reason 19)

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) and
 - **South Cambridgeshire Local Plan 2004:**
HG12 (Extensions and alterations to dwellings within frameworks)
2. The proposal conditionally approved is not considered to significantly detrimental to the following material planning considerations which have been raised during the consultation exercise: visual impact in 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:

South Cambridgeshire Local Plan 2004
Cambridgeshire and Peterborough Structure Plan 2003
Planning file refs: S/0757/04/F, S/1555/04/F

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