

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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

S/1705/04/F - Sawston Extensions at 27 Hillside for Mr & Mrs Norrie

Recommendation: Refusal

Site and Proposal

1. The property is a 2 storey detached house situated on the east site of Hillside with a detached double garage at the side and single storey extensions at the rear. In the front of the existing garage are 2 parking spaces. To the north/north-west of the site is No 25, a 2 storey house with a patio area adjacent to the 1.8m high fences and hedges. To the south-east are Nos 29 and 31, 3 storey semi-detached dwellings set back from the road and No 27 with bedroom windows in the front elevation on the first and second floors.
2. This full application, registered on 13th August 2004, proposes to replace the existing garage by a 2 storey side extension for living room and 2 bedrooms measuring 5.75m x 7.5m. It will be the same height as the existing house under a matching pitched roof. The proposal also includes a single storey rear extension beyond the existing rear extension by 9.5m for utility and an en-suite bedroom. The rear extension lies along the common boundary with No 25; it will be 2.4m high to the eaves and 3.5m high to the ridge, on the north boundary.

Planning History

3. S/0775/03/F - Permission for extensions, including 2 storey side extension, set back from the front building line of the house by 0.5m and set lower than the house by 0.4m, and a single storey rear extension measuring 5.35m in length.

S/1253/90/F – Permission for single storey rear extension

SC/0104/71/D – Permission for extending existing garage

SC/0313/65/D – Permission for erection of garage

Planning Policy

4. **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.
5. **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

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

Representations

7. None received

Planning Comments – Key Issues

8. The key issues in relation to this application are:
 - The affect on the amenity of the occupiers of No 25, and
 - Visual impacts upon the street scene
9. I have no objection in principle to the extensions at the side and the rear on this site. Extensions to the existing dwelling, including a 2 storey side extension and a single storey rear extension, have already been approved under planning reference S/0775/03/F. However, it is important that the development will not unduly affect the residential amenity interests and street scene.
10. I am satisfied that the proposal would not have a serious impact on the amenity of neighbours of No 29 given the setback of No 29 from the proposed side extension. Adjacent the common boundary between Nos 27 and 29 is a driveway, leading to the rear of No 29. Specifically, it would not result in undue overlooking or overshadowing of No 29 nor would it be unduly overbearing when viewed from No 29.
11. Although no representations have been received from the occupants of No 25, I consider there to be a concern of overbearing impact when viewed from the patio area of that property as a result of the proposed single storey rear extension. The proposed rear extension beyond the existing rear structure will result in a mono-pitched roof building of 10.6m long along the boundary with No 25. There will a 3.5m high and 10.6m long brick wall adjacent to the patio area/sitting out area at No 25. Given the height and length of the resultant building, I consider this would be unduly overbearing when viewed from the private garden area at No 29 and directly affect the residential amenity interests of that property.
12. Turning to the street scene, the two storey side extension will be in line with the front elevation of the dwelling and the same height as the house. I consider the extension should be set back a minimum of 0.5m from the dwelling itself. The height should be designed to have a lower ridge height than the existing dwelling in order to have an acceptable visual impact upon the street scene. Properties along this side of the road have side extensions and they are set back from the front elevation of the properties and set lower than the original ridge height. It is considered that the proposed two storey side extension will unduly affect the street scene.

Recommendation

13. Refusal

1. The proposed rear extension, by virtue of its height, length and position on the northern boundary, would appear dominant and overbearing in the outlook from the patio area of the neighbouring property to the north, No 25 Hillside. The proposal is therefore contrary to Policy HG12 of the South Cambridgeshire Local Plan which states that extensions will be refused if they result in serious harm to the amenities of neighbours by being unduly overbearing in terms of their mass.
2. Notwithstanding the above reason for refusal the proposed side extension, by reason of its height and siting flush with the front elevation of the house, would appear dominant and be out of keeping with the design and character of the nearby properties with consequent adverse impact on the street scene. As such, it would be contrary to Policy P1/3 of the Cambridgeshire and Peterborough Structure Plan 2003 and Policy HG12 of the South Cambridgeshire Local Plan 2004 that require new development to be of good design and to relate well to its surrounding.

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: SC0313/65/D, SC/0104/71/D, S/1253/90/F, S/0775/03/F and S/1705/04/F

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