

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Development and Conservation
Control Committee

6th October 2004

AUTHOR/S: Director of Development Services

**S/1858/04/F - Teversham
Erection of two-storey side extension, 5 Dolphin Close, for Mr G Wright**

Recommendation: Approval

Site and Proposal

1. No 5 Dolphin Close is a two-storey, semi detached property, located within the Cherry Hinton residential estate. The application property has an asymmetrical roof, which, to the rear of the property measures just 2.6 metres in height.
2. To the front of the dwelling is a modest area and driveway, whilst to the rear is a relatively small, but reasonably private grassed garden. A single storey covered parking area is located to the side of the dwelling. The carport like structure extends up to the boundary of the site shared with the adjacent property No 3 and has a shallow lean-to roof.
3. The side boundary of the site tapers slightly with the rear boundary being approximately 1.7metres wider than the front.
4. The application, received on 3rd September 2004, proposes a two storey side extension set back from the front building of the property by 2.05 metres. The structure measures 2.7 metres in width and towards the front of the site will, like the existing carport, extend up to the side boundary of the site. The eaves height of the extension is the same as that of the main dwelling. Given the reduced span, the ridge height of the extension will however be 1.2 metres lower. The extension has no flank elevation windows while to the rear it is proposed that a single velux window be inserted within the roof slope.
5. Sufficient space to park one car will be provided to the front of the extension.

Planning History

6. S/0859/04/F – Erection of two storey side and rear extension – Refused on grounds of adverse impact upon the amenities of No 3 Dolphin Close and Nos. 12 and 14 Antelope Way, contrary to Policy HG122 of the South Cambridgeshire Local Plan 2004.

Planning Policy

7. **Policy P1/3 ‘Sustainable Design in Built Development’** 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 and details aspects of design to be considered.

8. **Policy HG12 ‘ Extensions and Alterations to Dwellings within Frameworks’** of the South Cambridgeshire Local Plan 2004 sets out the requirements that must be met in order for proposals to extend or alter dwellings within village frameworks to be considered for approval.

Consultation

9. **Teversham Parish Council – Refuse for following reasons:**
- Loss of visual separation between properties
 - Setting of precedent with resultant terracing that maybe caused
 - Overdevelopment
 - Impact on adjacent property No 3 Dolphin Close and properties to rear, Nos 12 and 14 Antelope Way by reason of undue loss of light and appearing overbearing
 - Inadequate parking

Representations

10. At the time of writing this report no representations had been received. As the consultation period does not expire until 30th September 2004, any comments that are received will be reported verbally to Members.

Planning Comments – Key Issues

11. The key issues to consider in this application are the impact of the two-storey side extension on the residential amenities of the surrounding properties and the impact of the extension on the character and appearance of the area.

Residential Amenity

12. Given the siting and design of the proposed two-storey side extension, the proposed structure will have no adverse affect on the attached property, No 7 Dolphin Close.
13. Whilst the proposed structure will extended along the common boundary shared with No 3 Dolphin Close, the extension does not protrude beyond the rear building line of the adjacent property. The roof design of the extension mirrors that of the existing dwelling and measures just 2.6 metres in height at its rear most point. This roof structure is considered sympathetic and whilst sited closer to No 3, the lowered ridge height will ensure that the overshadowing and overbearing affect of the dwelling will not be considerably increased.
14. No 3 does have two ground floor and one first floor window sited within the flank elevation of the property. Whilst sited to the north of the application site, these openings all serve non-habitable rooms and are already overshadowed by the application property.
15. The proposed extension has no windows inserted in the flank elevation, which would raise concerns of overlooking. A condition ensuring that no windows are subsequently added within this elevation would be recommended.
16. Nos 12 and 14 Antelope Way are similarly designed properties located to the rear of, the site, (to the east). Like the application property, the rear elevations of these properties slope down to single storey level. The rear gardens of Nos 12 and 14 Antelope Way are similarly short, measuring just 8 metres in length. Antelope Way is also built at a slightly lower ground level.

17. Whilst the proposed extension will reduce some of the visual separation provided between Nos 3 and 5 Dolphin Close, this two-storey addition is lower than the existing dwelling and measures just 2.8 metres in width. The rear elevation of Nos 12 and 14 Antelope Way are sited some 16 metres away from the proposed extension and for this reason it is considered that the additional building mass that will be added by this proposal will not significantly impinge on the residential amenity of these properties.
18. The two rear facing windows proposed are a roof light that serves a bathroom and a kitchen window at ground floor level. Neither of these openings will increase the overlooking potential of the property. There are existing roof lights sited within the roof slope of the dwelling that serve a bedroom.
19. The previous application, reference S/0859/04/F proposed a similar two storey side extension. However to the rear, rather than reducing to a single storey level, the proposed extension formed a two-storey, gable end structure, that extended 1.5 metres beyond the rear building line of the dwelling and measured 5.95 metres in width and 8.2 metres in height. This application was refused due to the overbearing, overlooking and overshadowing affect of the extension in relation to No 3 Dolphin Close and Nos 12 and 14 Antelope Way. This amended application which does not extend beyond the rear elevation of the dwelling and is considerably lower, suitably addresses these reasons for refusal.

Street scene

20. The visual separation provided between detached properties is considered an important feature within the street scene. Whilst the proposed structure will extend right up to the boundary of the site, the extension is set 2 metres back from the front elevation of the dwelling. The ridge height of the structure is also 1.2 metres lower than that of the dwelling. These design features help to reduce the bulk of the extension when viewed from within the street and create a visual break within the front elevation of the dwelling.
21. The design and spacing between properties within the Close is varied and in the form proposed it is considered that the extension will not adversely affect the character and appearance of the area. Whilst the potential terracing of detached properties should be resisted, a suitable gap will be maintained between Nos 3 and 5.
22. The Parish Council is concerned that, in allowing this application, a damaging precedent would be set. Any subsequent applications will however be considered on their own merits. While the principle of this form of development will be set, any application which does not maintain important open spaces or would adversely affect the amenities of adjacent properties should be resisted.
23. With regard to the overdevelopment of the site, the application property already has a covered car port located to the side of the dwelling. Whilst the built up appearance of the site will be increased, sufficient undeveloped space will be retained to the front and rear of the property.
24. No details of additional car parking spaces have been submitted as part of this application. Sufficient space will however be provided to park one vehicle on the driveway. Whilst there is the potential to provide further spaces to the front of the property, this would require the front garden to be hard surfaced. Having regard to the Councils maximum car parking standards this is not considered necessary within this accessible region of the district.

Recommendation

25. Approve

1. Standard Condition A – Time limited permission (Reason SCA);
2. No first floor windows, doors or openings of any kind shall be inserted in the north facing flank elevation of the extension hereby permitted, unless expressly authorised by planning permission granted by the Local Planning Authority in that behalf

Reason – To safeguard the privacy of occupiers of the adjoining properties in accordance with the requirements of Policy HG12 of the South Cambridgeshire Local Plan 2004.

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 P7/6 (Historic Built Environment);
 - **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:
 - Residential amenity including overlooking, overshadowing and overbearing issues
 - Visual impact on the locality
 - Precedent
 - Off street car parking provision
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:

- Cambridgeshire and Peterborough Structure Plan 2003
- South Cambridgeshire Local Plan 2004-09-20 Planning files S/0859/04/F and S/1858/04/F

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