

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Development and Conservation
Control Committee
AUTHOR/S: Director of Development Services

3rd November 2004

**S/1937/04/F- Comberton
Extensions, Garage/ Carport and Access, 107 Swaynes Lane for J. Cooper**

Recommendation: Approval

Site and Proposal

1. No. 107 Swaynes Lane is a semi-detached, brick and plain tile bungalow that is situated on a triangular shaped corner plot at the junction of Barton Road and Swaynes Lane. The building is set at an angle approximately 12 metres back from road behind a large front garden. There is a very small rear garden. A substantial hedge and a number of trees define the north eastern and north western boundaries of the site.
2. No. 98 Barton Road is situated to the north west of the site. It forms the remainder of the semi-detached bungalow. A new chalet bungalow is currently under construction to the south.
3. The application, received on 16th September 2004, proposes the erection of a detached garage and carport, a single storey side extension, a small rear extension, and conversion of the loft to provide first floor living accommodation. A new access will be constructed on to Swaynes Lane. Amended plans deleting the rear dormer window at first floor level have been received.

Planning History

4. None

Planning Policy

5. Policy **P1/3** of the **Cambridgeshire and Peterborough Structure Plan 2003** is a general policy that requires all new developments to incorporate high standards of design and create a sense of place that responds to the local character of the built environment.
6. Policy **HG12** of the **South Cambridgeshire Local Plan 2004** seeks to resist extensions to dwellings within village frameworks that would seriously harm the amenities of neighbouring properties or have an unacceptable visual impact upon the street scene.

Consultation

7. **Comberton Parish Council** refuses the application on the following grounds: -
 - “
 - These proposals would have a considerable visual impact on the street scene from both the memorial site and Swaynes Lane;

- The property would be unbalanced and it would be completely different to the style and character of these traditional farm workers bungalows;
 - The new access point is too close to the junction and would also cause a reduction in privacy to the neighbouring dwellings
 - The extensions would result in the further reduction in the number of smaller affordable properties.”
8. Comments from the **Trees and Landscapes Officer** are awaited and will be reported verbally.

Representations

9. The occupiers of **No. 98 Barton Road** object to the application on the grounds that the new dormer window to the rear of the first floor extension will result in a loss of privacy, as it will overlook the rear garden.

Planning Comments – Key Issues

10. The key issues to consider in the determination of this application are whether the extensions will harm the residential amenities of neighbouring properties and whether the extensions will have an unacceptable visual impact upon the street scene.

Neighbour Amenity

11. No. 98 Barton Road has a small patio area immediately to the rear of the property. The new chalet bungalow to the south has a small rear garden that measures 12 metres in length. The original plans for the loft conversion to No. 107 Swaynes Lane showed a dormer window in the rear facing roof slope at first floor level overlooking the rear gardens of both adjoining properties. Following concerns regarding loss of privacy from Planning Officers and the occupiers of No. 98 Barton Road, this window has been deleted. There is therefore no further objection to the development on the grounds of loss of residential amenity to neighbouring properties.
12. The new chalet bungalow to the south of No. 107 Swaynes Lane has two doors and one small window in its north elevation. These openings serve a garage and utility room. The proposed single storey side extension will project very close to this property. It is not however considered to be overbearing in mass when viewed from these windows, as they do not provide a source of light or outlook to habitable rooms. The side extension is not therefore considered to harm the residential amenities of this property.

Street Scene

13. The existing bungalow at No. 107 Swaynes Lane is small in scale and is well screened from both Barton Road and Swaynes Lane as a result of the extensive screening along the site boundaries. It therefore has a minimal visual impact upon the street scene. The proposed loft conversion retains the ridge height of the existing bungalow roof at 6 metres. This is lower than the ridge on the new chalet bungalow to the south so, in my opinion, it would not therefore look out of place within the street scene when viewed from the surrounding area.

14. The addition of two roof lights and a dormer window in the front elevation of the bungalow at first floor level will alter the appearance of the building when viewed from Swaynes Lane. This is not, however, considered unacceptable in terms of visual impact to the extent that it would adversely affect the street scene.
15. The single storey side extension will project forward of the front elevation of the new chalet bungalow and increase the bulk of the existing property by doubling the width of the front elevation, albeit on an angle. It will, however, be situated between and against the backdrop of the both the new and existing bungalows and in a position behind the proposed garage/ carport where it is not considered to harm the character and appearance of the street scene.
16. The proposed garage/carport will be situated approximately 2 metres back from Swaynes Lane. It is, however, a low building that has a total height of just 4.3 metres. The limited size of the garage and its open carport design together with the existing trees along the road frontage is considered to minimise the impact of the development upon the street scene.

Other

17. The new access is set back approximately 22 metres from the junction of Swaynes Lane with Barton Road. This is considered an adequate distance to ensure that highway safety along both roads is not compromised. Pedestrian visibility splays have been provided which will ensure that visibility is good in both directions when leaving the site.
18. It is acknowledged that the results from the Comberton Parish Housing Needs Survey (2003) outline the need for smaller units of accommodation within the village. It is not, however, considered possible to resist these extensions on this reason alone. There is no policy in the Local Plan that seeks to restrict the size of dwellings within village frameworks in accordance with local need.

Recommendation

19. Approval (as amended).
 1. Standard Condition A - Time limited permission (Reason A);
 2. Sc5a - Details of materials for external walls and roofs (Rc5a);
 2. Sc22 - No further windows at first floor level in the south west elevation of the development (Rc22);
 4. Sc58 - Retention of hedge (Rc58);

Informatives

Reasons for Approval

1. The 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);

- **South Cambridgeshire Local Plan 2004: HG12** (Extensions to Dwellings within Village Frameworks);
2. The development is not considered to be significantly detrimental to the following material planning considerations which have been raised during the consultation exercise:
- Residential amenity of neighbouring properties;
 - Visual impact on the locality;
 - Highway safety;
 - Loss of a small unit of housing that contributes to local housing need
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
Comberton Parish Housing Needs Survey 2003

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