

## **SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

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**REPORT TO:** Planning Committee

12 January 2011

**AUTHOR/S:** Executive Director (Operational Services)/  
Corporate Manager (Planning and New Communities)

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### **S/1745/10 – COMBERTON**

**Extension and Alteration to Garage to Form Annexe - 17 Long Road for  
Ms Lillian Swift**

**Recommendation: Approve subject to Conditions**

**Date for Determination: 9<sup>th</sup> December 2010**

#### **Notes:**

**This Application has been reported to the Planning Committee for  
determination at the request of Cllr Dr Stephen Harangozo.**

**Members will visit the site on the 12<sup>th</sup> January 2011.**

#### **Site and Proposal**

1. The application site comprises a detached two-storey dwelling that fronts Long Road and forms part of a late 20th century planned development. To the south of the dwelling is a private gravelled access road that leads to a detached double garage that serves the application site and provides vehicular access to nos.15 and 13 Long Road.
2. The detached garage, which is the subject of the application, is of square plan form with a hipped roof and is currently clad in render with a concrete pan tile roof. Two garage doors are set within the eastern elevation of the structure and face onto a textured off-road parking area that is approximately 8m in width and could therefore accommodate three average domestic vehicles at present.
3. Surrounding development is predominantly residential, nos 15 & 13 Long Road are sited to the west and south west of the application site at the end of the cul-de-dac and to the north are Nos 1 & 2 Mallows Close. The site is within the Comberton Development Framework and near to the site are a number of Tree Preservation Orders.
4. The full planning application, submitted on 13th October 2010, proposes the extension of the detached garage and an alteration to its roof to facilitate an ancillary residential annexe.
5. The proposal has been amended to remove a number of the proposed roof lights and windows and to introduce a half-hipped roof form on the northern gable elevation. These amendments were made following concerns raised for the impact upon the residential amenity of neighbouring dwellings to the north of the site.

## **Planning History**

6. **S/0187/98/F** – Erection of Chalet Bungalow, Two Houses and Garages Following Demolition of Existing Dwelling - Approved

## **Planning Policy**

7. **South Cambridgeshire Local Development Framework Development Control Policies DPD 2007:**

**DP/1** – Sustainable Development  
**DP/2** – Design of New Development  
**DP/3** - Development Criteria  
**DP/7** – Development Frameworks  
**NE/1** – Energy Efficiency  
**TR/2** – Car and Cycle Parking Standards

## **Consultations**

8. **Comberton Parish Council** – Recommends refusal due to the impact upon the street scene, the presence of a private residential covenant that precludes the creation of ancillary annexe and impact upon access to properties.
9. **Tree Officer** – Advises that there are TPO's in the area but that these do not conflict with the proposals.
10. **Local Highways Authority** - Raises no objection to the proposals.

## **Representations**

11. Representation received from Cllr Dr Harangozo, who raises concerns for the impact upon the character and appearance of the area, loss of privacy, loss of light, the existence of more appropriate locations for the development within the wider site and the fact that there is considerable local concern for the proposals.
12. Representation received from the occupants 1, 2, 3 and 6 Mallows Close and 13 & 15 Long Road, raising objections to the proposals for the following reasons:
  1. Neighbouring gardens not shown accurately on plans
  2. Loss of sunlight and daylight
  3. Visual overbearing
  4. Loss of privacy
  5. Concerns that the proposed annexe would be sold or let as an independent dwelling
  6. Noise and disturbance
  7. Impact upon drainage
  8. Impact upon the character and appearance of area
  9. Impact upon vehicles using the access road
  10. Impact on properties during construction
  11. Breach of covenant

## **Planning Comments – Key Issues**

13. The key issues to consider in the determination of this application are:
- The impact upon the residential amenity of neighbouring dwellings
  - The impact upon the character and appearance of the area
  - Parking provision

### **Residential Amenity**

14. The existing garage is adjacent to the common boundary with nos.1 & 2 Mallows Close. It is upon these dwellings that the potential for amenity impact is greatest.
15. The rear garden areas of nos 1 & 2 Mallows Close lie to the north of the existing garage structure and the common boundary at this point comprises an approximately 1.8m-2m high close boarded fence and landscaping of a similar height. To facilitate the annexe it is proposed to alter the existing hipped roof form on the northern elevation to a half-hip and introduce a full gable on the southern elevation, there is no increase in ridge height proposed. The half-hip form results in a marginal increase in massing in this location adjacent to the common boundary. The additional mass is not significantly greater than that of the existing roof form and there is no material increase in scale proposed. To this end there is not considered to be a significant overbearing impact upon the garden areas of these adjacent dwellings.
16. The rear gardens of nos 1 and 2 Mallows Close lie due north of the existing garage. Due to this fact the existing structure and common boundary over shadow a small part of these amenity areas at present. The proposed roof alterations do not result in a significant increase in mass, and no increase in scale over that of the existing structure. As such the loss of direct sunlight to the rear gardens of nos 1 & 2 is unlikely to materially differ from the current circumstances.
17. Two rooflights are proposed within the eastern roof-slope of the structure. One serves the landing area of the proposed annexe and other serves the single bedroom. Both rooflights may afford oblique and indirect views of the rear garden pertaining to no.1 Mallows Close. Although this relationship is similar to existing first floor windows in the rear elevation of the principal dwellinghouse it is considered reasonable and justified to condition that these rooflights be obscure glazed and, in the case of the bedroom, openable as a means of escape and indeed this treatment is indicated upon plan ref PL(21)02 Rev B. The indirect relationship of the windows with the rear garden area of 1 Mallows Close and a conditional requirement as detailed above is considered sufficient in this instance to overcome any adverse loss of privacy to the occupants of this dwelling.
18. At ground floor level there is a window proposed within the southern elevation of the structure, this is proposed to serve the kitchenette and looks towards the northern boundary treatment of the rear garden of no.11 Long Road. Due to the ground floor nature of this window there is no loss of privacy arising from this element of the proposals. At first floor level on this elevation an obscure glazed bathroom window is proposed, the treatment of this window

and the nature of the proposed use of the room it serves is sufficient to avoid an undue loss of privacy to any of those dwellings to the south of the proposed annexe.

### **The impact upon the character and appearance of the area**

19. The proposed alterations to the garage comprise the introduction of a gable on the southern elevation of the structure. This gabled form is not incongruous to the forms of surrounding development and it is therefore not considered to have an unduly harmful impact upon the appearance of the surrounding area.
20. The half hip proposed on the opposite elevation, whilst unbalanced, does not present an unduly harmful or incongruous design feature.
21. The materials proposed for the external surfaces are a concrete interlocking tile to match the existing and weatherboarding. Whilst concrete pan tiles are the predominant roofing material in the immediate vicinity the dark stained weatherboarding proposed is not a prominent building material other than on a relatively small area on the rear of the principle dwelling. The principle of a weather boarded finish is not considered to be harmful, as traditionally it would have been common for ancillary outbuildings to be clad in such a low status material. However a light painted finish to match the predominant render colour in the area is considered appropriate in this instance to ensure that character and appearance is not adversely harmed. As such it is considered reasonable and justified to condition the materials to be used in the external finish of the structure to be approved in this instance.

### **Parking Provision**

22. Plan ref PL(21)02 Rev B illustrates two parking spaces to serve no 17. This exceeds the Council's maximum parking standards of one and half spaces per dwelling as set out in annex 1 of the Development Control Policies DPD. However the defined parking area that serves no.17 is illustrated and confirmed on site as being approximately 8m in width which is sufficient to accommodate three average domestic vehicles (the requisite minimum standard width being 7.5m). To this end the site has capacity to provide parking for additional vehicles should the need occur as a result of an ancillary annexe. To this end refusal of the application on the grounds of insufficient parking is not a sustainable reason for refusal in this instance.

### **Further Considerations**

23. Representations received raise concern for the future sale or letting of the annexe as a separate dwelling. A standard occupation condition will be applied in this instance to ensure that the annexe is only authorised for ancillary use to the main dwelling.
24. Should there be any future application for a change of use to a separate dwelling this will be determined on its merits at the appropriate time.
25. Also raised by representation as a concern is the impact of the proposals upon the foul water drainage system. This is not a material planning consideration in this instance as there is no evidence to support these assertions and the same or greater impact could be achieved through a more

intensive use of the existing dwellings served by the foul water sewers i.e. larger families in each.

26. Representations also raise concerns that the development would constitute a breach of covenant. This is not a material planning consideration and is a separate consideration altogether to the planning process.
27. The impact upon the private cul-de-sac access road is cited as a concern. The proposed extension to the garage does not project beyond land in the applicants' ownership and thus does not encroach onto the access road, hence there is no greater impact upon the road than a solid boundary treatment or tall landscaping would have, neither of which would require planning permission in principle. Thus this is not considered to be a sufficient reason to support refusal of the application.
28. Noise and disturbance from construction is raised as a concern in some of the representations received. Although the constructional aspects of the proposals are very minor it is not considered unreasonable to condition that works be conducted during social hours in this instance
29. A number of the representations received suggest that there are alternate locations within the site that would be more appropriate for an annexe. There is no statutory requirement for the applicant to submit a sequential test to support or justify the proposed siting of such development.
30. Having regard to applicable national and local planning policies, and having taken all relevant material considerations into account, it is considered that planning permission should be granted in this instance.

### **Recommendation**

31. **Approve**

#### **Conditions:**

1. **The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.**  
(Reason - To ensure that consideration of any future application for development in the area will not be prejudiced by permissions for development, which have not been acted upon.)
2. **The development hereby permitted shall be carried out in accordance with the following approved plans; PL(21)02 Rev B, SC1 (Location Plan)**  
(Reason – To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990).
3. **No development shall take place until details of the materials to be used in the construction of the external surfaces of the buildings hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.**  
(Reason - To ensure the appearance of the development is satisfactory in accordance with Policy DP/2 of the adopted Local Development Framework 2007.)

4. **The building, hereby permitted, shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as 17 Long Road, Comberton, CB23 7DG.**  
(Reason - To protect the amenities of adjoining residents in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)
5. **During the period of demolition and construction, no power operated machinery shall be operated on the site before 0800 hours and after 1800 hours on weekdays and 1300 hours on Saturdays, nor at any time on Sundays and Bank Holidays, unless otherwise previously agreed in writing with the Local Planning Authority.**  
(Reason - To minimise noise disturbance for adjoining residents in accordance with Policy NE/15 of the adopted Local Development Framework 2007.)
6. **The proposed roof lights in the eastern elevation of the annexe, hereby permitted, shall be fitted and permanently glazed with obscure glass. No further rooflights or windows shall be added to the north, east or west elevations of the annexe except by the express consent of Planning Permission.**  
(Reason - To prevent overlooking of the adjoining properties in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)

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

- South Cambridgeshire Local Development Framework 2007

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