

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO:	Development and Conservation Control Committee	2 nd March 2005
AUTHOR/S:	Director of Development Services	

S/0134/05/F - Waterbeach
Extension at No.2 Josiah Court, Waterbeach for Mr and Mrs Cormack

Date for Determination: 22nd March 2005
Recommendation: Approval

The site will be visited by members on Monday 28th February 2005.

Site and Proposal

1. Josiah Court is located towards to the eastern end of Bannold Road on the northern edge of Waterbeach. No.2 forms one of 4 mansard style semis set as two pairs at right angles to each other with an area of parking and allocated garaging positioned to the front. The rear of No.2 backs onto the garden of No.1 Park Crescent, a rented property owned by the MOD. The garden of No.3 extends along the side boundary of the proposal site.
2. This application received on 25th January 2005 seeks full planning permission for a two storey side and rear extension. The dwelling already benefits from an original flat roof side projection to the west; this section would form part of the ground floor element with a new first floor above and extending two storeys' by 5.3 metres beyond the rear of the existing dwelling. Viewed from the front the roof would appear as a continuation of the mansard design. At the rear the same design would be echoed in the two storey rear projection with a lower ridge height by 0.7m.
3. Internally the ground floor would only be extended at the rear with a new summer room. Double doors would face east with new windows facing south and west. At first floor there would a new study, bathroom and bedroom with en-suite. The scheme includes various high-level windows, roof lights and obscure glazed windows to south, east and west elevations.

Planning History

4. **S/2291/04/F** - Two storey side and rear extension. Refused on 5th January 2005 on grounds of loss of privacy to residents south, east and west of the proposal site.

Planning Policy

5. **Policy P1/3 'Sustainable Design in Built Development'** of the Cambridgeshire and Peterborough Structure Plan 2003 states that a high standard of design and sustainability should be adopted for all new forms of development.
6. **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

Waterbeach Parish Council approves the application subject to neighbours. Concerns re loss of neighbours privacy as stated in their letters to SCDC.

Representations

7. Local Member Councillor Williamson has commented noting the planned extension does seem to take up a lot of the garden and the new set of French windows could be intrusive for the neighbours at No.1. No.1 and No. 3 will have their gardens in shadow for considerably more of the day than at present (number 1 in the afternoon and number 3 in the morning). Although there is a precedent at No.3 it has very little effect on the neighbouring houses because of its orientation with respect to them. In the case of an extension of the proposed size at No.2 I feel it could be quite seriously overbearing.
8. Two letters of objection have been received from the residents at No.1 and No.3 Josiah Court. The objections are summarised below.
 - The extension as proposed is too large altering the whole aspect of the Josiah Court development. It increases the size of No.2 Josiah Court by 53% half as much again from the current size.
 - The proposed 2-storey extension will have the effect of significantly reducing the hours of afternoon sunlight in the garden of No.1, impairing our ability to utilise the north/south (all day sunlight) that we currently enjoy.
 - The windows both first floor and second storey of the proposed extension will overlook the garden and living quarters at No.1 leading to an intolerable reduction of privacy inside and outside the house. We have serious concerns with the proposed windows /doors on the ground floor 'summer room' directly facing our garden.
 - There will be a significant loss of privacy to the garden and living quarters of No.1 Park Crescent from the windows of the proposed extension. The size of the extension would not be far from the boundary between the two properties.
 - In the proposed extension two new windows are shown upstairs in the front (north) elevation. Their replacement and proximity would adversely affect our property. The second landing window would look directly into the main (east facing) bedroom window of No.3.

Planning Comments - Key Issues

9. The key issue to consider in respect of this application is the impact of the new extension on the amenities of occupiers of the adjacent dwellings.
10. Policy HG12 of South Cambridgeshire Local Plan 2004 specifically states that planning permission for the extension and alteration of dwellings will not be permitted where, amongst others, the proposal would harm seriously the amenities of neighbours through undue loss of light or privacy and through being overbearing in terms of its mass, or would adversely affect surrounding properties by virtue of its design, layout, location and materials.

Impact on No. 1

11. No.1 is the attached dwelling to the east; the boundary is currently screened by 2.5m high shrubs increasing to a 3m hedge adjacent to the back of the building. The bulk of the two-storey extension would be approximately 8m away from the shared boundary, a reasonable gap to avoid it being unduly overbearing. Given these two

properties benefit from south facing gardens I still consider No.1 will receive a reasonable amount of light. With regard to the issue of privacy there is adequate ground floor screening and at first floor the proposed roof lights and obscure glazing would restrict direct views.

Impact on No.3

12. No.3 has already been extended in a similar style (Ref: S/2079/91) to that proposed, albeit marginally shorter in depth and width. The garden of No.3 extends along the boundary of the proposal site that comprises a low open wire fence allowing views from the existing kitchen window at No.2 into the garden space of No.3.
13. On visiting the site the main private space would appear to be the patio area screened by No.3's own two-storey rear extension. Direct views to the garden of No.3 from the proposed west elevation are restricted by the proposed roof lights and obscure glazing of the bathroom. The bulk of the new addition would clearly be a noticeable feature when viewed from this garden with some early morning sunlight being lost. The new rear addition would have a marginally lower roof height and would be set between 4 - 6m from the shared boundary with No.3 due to the angled boundary between the two curtilages.
14. I take the view that the loss of light is not significant enough to warrant a refusal and its presence would not be significantly overbearing from this mainly secondary garden space. Given the existing extension at No.3 and the layout of dwellings with south facing gardens giving good access to sunlight most times of the day I feel we would struggle to justify a refusal on this basis.
15. I have requested the omission of the first floor landing window to the north elevation to avoid direct views into the bedroom of No.3, all other windows do not result in overlooking given they are either obscure glazed or within the roof.

Impact on No.1 Park Crescent

16. There would remain a distance of approximately 6m to the rear boundary, beyond which is the garden of No.1 Park Crescent. The extension would not be of bulky appearance from this perspective and there would be no significant level of overlooking given the high level window proposed. This can be secured by condition.

General

17. The scheme was previously refused under reference S/2291/04/F on the grounds of overlooking to the adjacent dwellings. The size and massing of this application remains the same and it is considered that subject to either the deletion of the first floor landing window or imposing a condition on this window to be obscure glazed and fixed shut it is recommended that the application be approved.

Recommendation

18. Approve subject to the following conditions:
 1. Standard Condition A - Time limited permission (Reason A)
 2. Sc5a - Details of materials for external walls and roofs (Rc5a(ii))
 3. Sc60 - Details of boundary treatment, insert 'west' (Rc60)
 4. The new first floor window serving the landing in the north elevation of the existing building, hereby approved, shall not be glazed or re-glazed other than with obscure glass. This window shall be permanently fixed shut. (RC22)

5. The new first floor window to the east elevation of the rear extension, hereby approved, shall be side hung to the right and shall not be glazed or re-glazed other than with obscure glass. (RC22)
6. The new first floor high-level window serving the bedroom to the south elevation of the rear extension, hereby approved, shall have a cill height no lower than 1.7m above first floor level. (RC22)
7. The new first floor window serving the bathroom to the west elevation of the side extension shall not be glazed or re-glazed other than with obscure glass. The small high-level casement will be the only openable element of this window, the rest shall be fixed shut. (RC22)
4. Sc22 - No further windows other than those hereby approved shall be inserted at first floor level in the north, south, east or west elevation of the development (Rc22)

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 and alterations to dwellings within frameworks)
2. The development 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 the overbearing aspect of the new extension and issues of privacy.

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

- Planning files reference S/2079/91/F, S/2291/04/F and S/0134/05/F
- South Cambridgeshire Local Plan 2004
- Cambridgeshire and Peterborough Structure Plan 2003

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