

## **SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

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**REPORT TO:** Planning Committee

4 October 2017

**AUTHOR/S:** Joint Director for Planning and Economic Development

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**Application Number:** S/2790/17/FL

**Parish(es):** Eversdens Parish Council

**Proposal:** Side and rear two storey extension

**Site address:** 28 High Street, Great Eversden, Cambridge,  
Cambridgeshire CB23 1HN

**Applicant(s):** Mr G. Bell

**Recommendation:** Approval

**Key material considerations:** Impact on the Green Belt, residential amenity and visual impact

**Committee Site Visit:** None

**Departure Application:** No

**Presenting Officer:** Rachael Forbes, Planning Officer

**Application brought to Committee because:** The applicant is an employee of South Cambridgeshire District Council

**Date by which decision due:** 28<sup>th</sup> September 2017 (an extension of time to 5<sup>th</sup> October 2017 has been requested)

### **Planning History**

1. S/0743/98/F – Extension – approved

### **Planning Policies**

2. National Planning Policy Framework 2012 (NPPF)  
Planning Practice Guidance
3. **South Cambridgeshire LDF Development Control Policies DPD, 2007:**

DP/1 Sustainable Development  
DP/2 Design of New Development  
DP/3 Development Criteria  
DP/7 Development Frameworks  
GB/3 Mitigating the Impact of Development Adjoining the Green Belt  
TR/2 Car Parking Standards

4. **South Cambridgeshire LDF Supplementary Planning Documents (SPD):**  
District Design Guide SPD - Adopted March 2010

5. **South Cambridgeshire Local Plan Submission - March 2014**

HQ/1 Design Principles

NH/8 Mitigating the Impact of Development In and Adjoining the Green Belt

S/4 Cambridge Green Belt

S/7 Development Frameworks

### **Consultation**

6. Eversdens Parish Council supports the application

### **Representations**

7. None received

### **Planning Assessment**

8. Impact on the Green Belt:

The application site is situated within the Development Framework and is adjacent to the Green Belt, which runs along the north west boundary and to the rear of the garden. There is a gap between the application site and the neighbouring property, 30 High Street (which is situated in the Green Belt) which has views of the rear gardens of both properties but not direct views of the Green Belt, as the garden at 28 High Street is substantial. Although the proposed extension would lessen the gap between the two properties, a gap would still be present. Given that there are no direct views from the street scene of the Green Belt, it is considered that the proposal would not have an adverse impact on the openness of the Green Belt and would be considered to comply with policy GB/3 of the adopted Local Development Framework.

9. Visual Impact:

The proposed side and rear two storey extension is subservient to the existing dwelling with a lower ridge height and is set back from the principal elevation. It is of an appropriate scale, form and mass. The materials proposed are grey finished frames with double glazed units for the windows and doors, slate for the roof to match the existing dwelling and painted render for the walls on the ground floor to match the existing dwelling, with light coloured cladding to the first floor. Although the cladding sees the introduction of a new material, there is a mixture of materials seen in the street scene.

10. The visual impact on the street scene would be lessened by the proposed extension being set back from the principal elevation and an appropriate choice of materials. The use of cladding on the first floor element of the extension will allow for the extension to be read as an addition to the dwelling and it is considered that it will preserve the character of the local area. The proposal is considered to comply with policy DP/2 of the adopted Local Development Framework.

11. Residential Amenity:

28 High Street has two adjacent neighbours; numbers 26 and 30 High Street. There is

one window in the ground floor of the proposed extension and none at first floor level. There are no windows in the side elevation of number 30. The proposed extension has a Juliet balcony in the rear elevation at first floor level. Given the positioning of the extension, it is considered that the proposed extension would overlook the end of the rear garden of number 30 but that there are existing windows at this height and no new views would be created. There is no overlooking impact in respect of number 26 High Street.

12. There is overshadowing present to the side elevation of number 30; this overshadowing is likely to increase with the addition of the proposed extension, however the proposed extension is subservient to the existing dwelling with a lower ridge height and the elevation of number 30 that would be affected has no windows. It is considered that the proposed extension would not have a significant increase in overshadowing and it would not cause significant harm. There is no overshadowing impact in respect of number 26 High Street.
13. Given the size, height and positioning of the proposed extension it is considered that there would be no overbearing impact on either adjacent property. The proposal is considered to comply with policy DP/3 of the adopted Local Development Framework in respect of residential amenity.
14. Parking:  
  
The proposed extension will result in the loss of part of the driveway. When measuring the plans, it shows that there will be approximately 11 metres of driveway remaining, which would provide spaces for two cars, which complies with policy TR/2, appendix 1 of the adopted Local Development Framework which states that there should be an average of 1.5 spaces per dwelling across the district.

### **Recommendation**

15. Officers recommend that the Committee approve the application, subject to:

### **Conditions**

- (a) Time Limit (3 years) (SC1)
- (b) Drawing Numbers (SC95)
- (c) Materials as stated in the application form

### **Background Papers:**

The following list contains links to the documents on the Council's website and / or an indication as to where hard copies can be inspected.

- South Cambridgeshire Local Development Framework Development Control Policies (adopted July 2007)
- South Cambridgeshire Local Development Framework Supplementary Planning Documents (SPD's)
- South Cambridgeshire Local Plan Submission 2014
- Planning File Ref: S/2790/17/FL

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