

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Development and Conservation Control Committee 7th December 2005
AUTHOR/S: Director of Development Services

S/2105/05/F - Fen Ditton
Erection of 2 dormer windows to rear roof slope at No.2 Shepherds Close
for Mr & Mrs Turner

Recommendation: Approval
Date of determination: 31st December 2005

Conservation Area

Site and Proposal

1. No.2 Shepherds Close comprises a two storey detached dwelling with detached garage, shared gravel drive and landscaped gardens to the rear overlooking a paddock area and green belt land. The site is within the Conservation Area.
2. The application received on 4th November 2005 seeks full planning permission for the insertion of 2 dormer windows to the rear roof slope elevation of the dwelling. The dormers would be positioned 1.4m up the roof slope from eaves height and include a flat lead roof set 0.6m lower than the existing roof ridge. Each dormer would be 1.5m high and 1.4m wide and collectively provide light to two additional bedrooms, the resultant property being a 6-bedroom dwelling. As part of the roof conversion the owner is to insert a single roof light to the front roof slope and two roof lights to the centre of the rear roof slope (between the proposed dormers). All roof lights are specified as Conservation type.

Planning History

3. None relevant

Planning Policy

4. **Policy P1/3 'Sustainable Design in Built Development'** of the Cambridgeshire and Peterborough Structure Plan 2003 requires a high standard of design and sustainability for all new development
5. **Policy P7/6 'Historic Built Environment'** of the Structure Plan 2003 states Local Planning Authorities will protect and enhance the quality and distinctiveness of the historic built environment.
6. **Policy EN30 'Development in Conservation Areas'** of the Local Plan 2004 sets out the requirements for development within Conservation Areas
7. **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

8. **Fen Ditton Parish Council**

Refuse – “windows overlooking neighbour”

9. **Conservation Manager**

“The proposals will have little impact on the Conservation Area, (though will be visible from the adjacent greenbelt) and I would not wish to oppose the application. That said I believe the design of the dormer windows on the rear roof slope could be improved to produce something less ‘boxy’. I would suggest that an arched headed dormer with a curved lead roof might be appropriate on this type of dwelling.”

Representations

10. No comments have been received at the time of writing this report. The statutory consultation period expires on 6th December 2005; any additional comments will be reported to Members verbally.

Planning Comments – Key Issues

11. The key issues in respect of this application are the impact on the Conservation Area and the impact on the amenity of neighbours in particular with regard to loss of privacy.
12. In considering the merits on the Conservation Area, Members should take account of Policy EN30 of the South Cambridgeshire Local Plan 2004 which seeks to ensure development either preserves or enhances the character and appearance of the Conservation Area (CA). As the Conservation Manager notes the scheme would have a limited impact on the CA subject to a small detailed revision to the roof of the dormers (change from flat roof to curved).
13. Turning to neighbour amenity, I refer Members to Policy HG12 of South Cambridgeshire Local Plan 2004. Point 2 refers to proposals that would harm seriously the amenities of neighbours through, amongst others, loss of privacy. I consider that whilst there are views of the rear gardens of neighbours and the wider green belt the proposed dormers would be sited 1.4m up the roof slope (in section 1m from the roof edge). As the actual windows will only be 1.0m in width, a person in one of the bedrooms would have to make a conscious effort to go into the dormer window space in order to look out of the window. As such, in my opinion, the immediate private areas of neighbours will be obscured by the edge of the roof. The proposal would not therefore ‘harm seriously’ the amenities of neighbours through loss of privacy.
14. The agent has showed willing to amend the design of the dormers to meet with the recommendations of the Conservation Manager. Amended drawings have been requested.

Recommendation

15. Approve subject to receipt of revised plans and to the following conditions:
1. Standard Condition A – Time limited permission (Reason A);
 2. Sc5a – Details of materials for external cheeks and roofs of the dormer windows (Rc5aii);

3. The roof lights shall be Conservation style roof lights unless otherwise agreed in writing with the Local Planning Authority. (Reason: To preserve and enhance the character and appearance of the Conservation Area)

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)
 - P7/6 (Historic Built Environment);
 - **South Cambridgeshire Local Plan 2004:**
 - HG12 (Extensions and Alterations to Dwellings within Frameworks)
 - EN30 (Development in/adjacent to Conservation Areas)
2. The proposal 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 issues

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

Planning file reference S/2105/05/F
South Cambridgeshire Local Plan 2004
Cambridgeshire and Peterborough Structure Plan 2003

Contact Officer: Matthew Carpen- Planning Assistant
Telephone: (01954) 713393