

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

12 June 2019

AUTHOR/S: Joint Director of Planning and Economic Development

Application Number: S/0974/19/FL

Parish(es): Over Parish Council

Proposal: Conversion of existing garage and first floor side extension

Site address: 30 Hilton Street, Over, Cambridge, CB24 5PU

Applicant(s): Mr Paul McEneaney

Recommendation: Delegated Approval

Key material considerations: Residential amenity, visual impact and heritage asset impact

Committee Site Visit: Not required

Departure Application: No

Presenting Officer: Tom Gray, Planning Officer

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

Date by which decision due: 10th May 2019 (extension of time given until 14th June 2019)

1. Planning History

S/1095/87/F – One House – Approved

2. Planning Policies

National Planning Policy Framework – February 2019

South Cambridgeshire Local Plan, Adopted September 2018

Policy S/3 Presumption in Favour of Sustainable Development

Policy S/7 Development Frameworks

Policy HQ/1 Design Principles

Policy NH/14 Heritage Assets

South Cambridgeshire Local Plan Supplementary Planning Documents (SPD)

3. Consultation

Over Parish Council has no objections.

Historic Buildings Officer has no objection. There is no objection to the conversion of the garage. The fenestration proposed appears to be a good fit with the existing ground floor fenestration. The first floor side extension is inappropriate form which will detract from the host building, and will be jarring when viewed from King Street and when facing the property on Hilton Street. The render in particular will distinguish it from the predominantly brick host building, to negative effect. However, the property is not within a conservation area. Further, due to set back of the proposed first floor extension and location on the south-east elevation, there will be no material impact on the streetscape or setting of the adjacent listed building (28 Hilton Street, Grade II). The proposal will not harm the significance of the listed building and therefore no objection can be raised on heritage grounds.

4. Representations

None received.

5. Planning Assessment

Visual impact:

6. The proposed first floor side extension is subservient to the existing dwelling with a lower ridge height and set back from the principal elevation. Although the proposed extension would consist of a flat-roof projection and thereby introducing a new form into the street scene, the proposal would be of an appropriate scale and would use similar matching materials including render and sash fenestrations.
7. The visual impact on the street scene would be reduced by the proposed extension being set back from the principal elevation and an appropriate choice of materials would be in-keeping with the render on the principal elevation. Therefore, the proposal is considered to preserve the character of the local area and complies with Policy HQ/1 of the South Cambridgeshire Local Plan 2018.
8. The proposed conversion of the garage to habitable space would consist of replacing the existing garage door with windows similar in appearance to the existing dwelling. These alterations are not considered to result in visual harm upon the local area.

Impact upon the setting of a Listed Building:

9. Due to the set-back nature and siting of the proposed first floor side extension being positioned away from the Grade II Listed Building of No.28 Hilton Street, there would be no material impact upon the setting of this adjacent Listed Building.
10. Given the use of in-keeping materials, the proposed conversion of the garage would not result in an adverse material impact upon the setting of this adjacent Listed Building. Therefore, the proposal complies with Policy NH/14 of the South Cambridgeshire Local Plan 2018.

Neighbour amenity:

11. The proposed side extension would have a rear-facing window. There are no windows proposed on the side elevation facing No.32. Given the positioning of the proposed window, it is not considered that any new views would be afforded towards the amenity area of this neighbouring property. Therefore, there would be no significant overlooking with respect to No.32 nor other neighbouring dwellings.
12. Due to the subservient nature and siting of the proposed extension, being positioned below the ridge height and to the side of the existing dwelling, it is not considered that the proposal would result in significant overshadowing or loss of light impacts upon No.32.
13. Given the modest size, height and siting of the proposed extension, it is not considered that there would be no significant overbearing impacts on the neighbouring property of No.32.

Parking

14. The proposal would consist of the conversion of a garage. Policy TI/3 of the South Cambridgeshire Local Plan states an indicative car parking provision of 2 spaces per dwelling. There is sufficient hardstanding towards the front of the property to accommodate two parking spaces in accordance with this policy.

15. **Recommendation**

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

16. 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 Plan 2018
- South Cambridgeshire Local Plan Supplementary Planning Documents (SPD's)
- Planning File Ref: S/0974/19/FL

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