

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

20 May 2020

AUTHOR/S: Head of Development Management

Application Number: S/0019/20/FL

Parish(es): Over

Proposal: Single storey rear extension (and conversion of existing garage and first-floor side extension approved by extant planning permission S/0974/19/FL).

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

Applicant(s): Mr Paul McEneaney

Recommendation: Approval

Key material considerations: Visual amenity and heritage impact;
Residential amenity;
Parking provision.

Committee Site Visit: None

Departure Application: No

Presenting Officer: Richard Fitzjohn, Senior 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: 9 March 2020

1.0 Executive Summary

- 1.1 The proposal is for a single storey rear extension, and includes the conversion of the existing garage and first-floor side extension approved by extant planning permission S/0974/19/FL.
- 1.2 It is considered that the proposed development would appear in keeping with the existing dwelling and would preserve the character and appearance of the area, would not harm heritage assets, would not cause any significant harm to residential amenity and would retain adequate parking provision, in accordance with policies HQ/1 and NH/14 of the South Cambridgeshire Local Plan 2018.

2.0 Planning History

S/0974/19/FL - Conversion of existing garage and first floor side extension - Approved

S/1095/87/F – One House – Approved

3.0 Planning Policies

3.1 National Planning Policy and Guidance

National Planning Policy Framework (NPPF) 2019
National Planning Practice Guidance (NPPG)

3.2 South Cambridgeshire Local Plan September 2018

S/3 Presumption in Favour of Sustainable Development
S/7: Development Frameworks
HQ/1: Design Principles
NH/14: Heritage Assets

3.3 South Cambridgeshire District Council Supplementary Planning Documents

District Design Guide SPD – Adopted March 2010
Over Village Design Guide SPD - Adopted January 2020
Sustainable Design and Construction SPD - adopted January 2020

4.0 Consultation

- 4.1 Over Parish Council - No objections. The proposed rear extension does not impact on views, light or the street scene.
- 4.2 Historic Buildings Officer – “The application in question seeks consent for a single storey rear extension to 30 Hilton Road, Over; a detached two-storey dwelling with part brick and part rendered elevations under a tiled roof.

The property is relatively recent in date; however, to its immediate north-west is 28 Hilton Street (LEN: 1317736), a Grade II listed detached villa dating from the mid-19th century. The listing description reads as follows:

‘Villa, mid C19. Gault brick with slate roof, hipped and paired brackets to boarded eaves. Symmetrically placed internal stacks. Double pile. Two storeys and double fronted. Range of three recessed flush frame sixteen pane hung sashes in cambered arches. Central doorway with reeded d[o]r case and boss enrichments. Original narrow hood on similar paired brackets. Panelled door with rectangular fanlight.’
There is also a detached listed barn within the grounds of no. 28; also Grade II listed (LEN: 1331342).

The proposed extension will be modest in scale and located a sufficient distance from the heritage assets, that its construction will have little to no additional impact on the character or setting of the adjacent listed buildings. The impact is considered to be neutral.

Taking the above into account, I consider that the proposal will not adversely affect the character of the Listed Building.

The proposals will comply with Local Plan policy NH/14.

With reference to the NPPF, paragraph 189, 190, 192, 193, 194, 195 and 196 would apply.”

5.0 Representations

5.1 None received.

6.0 Site and Surroundings

6.1 The site comprises a two-storey detached dwelling with an attached to the side, a driveway to the front and private enclosed garden to the rear. The site is located within the established development framework for Over. The dwelling is located between No.28 Hilton Street (a Grade II listed building) and No.32 Hilton Street.

7.0 Proposal

7.1 The proposal is for a single storey rear extension, and includes the conversion of the existing garage and first-floor side extension approved by extant planning permission S/0974/19/FL.

8.0 Planning Assessment

8.1 The key issues to consider in the determination of this application are the impacts on visual amenity, heritage assets, residential amenity and parking provision.

9.0 Visual amenity

9.1 The proposed conversion of the existing garage and first-floor side extension has already been approved by extant planning permission S/0974/19/FL. The acceptability of these elements of the proposal have therefore already been established.

9.2 The proposed first-floor extension is subservient to the existing dwelling with a lower ridge height and set back from the principal elevation. Although the proposed first-floor extension would consist of a flat-roof projection and thereby introduce 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. The visual impact on the street scene, resulting from the proposed two-storey extension, would be minimised by it being set back from the principal elevation.

9.3 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.

9.4 The proposed single-storey extension would be modest in height and located to the rear of the existing dwelling and proposed first-floor extension, where it would be significantly screened from view from the public highway and therefore would not result in any significant harm to the visual amenity of the area.

9.5 Paragraph 9.1 of the Over Village Design Guide Supplementary Planning Document (SPD) states that new development should respond appropriately to the existing material palette of red brick, yellow stock brick, slate, clay and clay pantile roofs and that white render should be avoided. The external surfaces of the proposed extensions would be finished with rendered walls and a flat roof. The applicant has confirmed that the render would be of a cream colour, similar in appearance to the existing cream render sections of the dwelling. Cream render and a flat roof were approved for the garage conversion and first-floor side extension, which are the most

visible parts of the proposal, under planning permission S/0974/19/FL. The proposed single-storey rear would not be visible within the street scene as it would be screened by the existing dwelling and a significant proportion of the elevations would comprise glazing. A condition could be appended to the planning permission to ensure that the proposed extension is finished in a cream render which is in keeping with the existing cream render sections of the dwelling, and not a white render which would be contrary to the Over Village Design Guide SPD.

9.6 Chapter 9 of the Over Village Design Guide SPD states that using multiple materials in one elevation is not in keeping with the character of the village. However, the external surfaces of the existing dwelling already comprise a mix of yellow brick and cream render and therefore the use of multiple materials is in keeping with the existing dwelling and would not significantly alter the street scene or result in harm to the character of the village.

9.7 Subject to a condition securing a cream coloured render, it is considered that the proposal broadly accords with the Over Village Design Guide SPD.

9.8 It is therefore considered that the proposed development would appear in keeping with the existing dwelling and would preserve the character and appearance of the area, in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018.

10.0 Heritage assets

10.1 Due to the set-back nature and siting of the proposed extensions, 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. The Historic Buildings Officer has stated that the proposed extension will be modest in scale and located a sufficient distance from the heritage assets, that its construction will have little to no additional impact on the character or setting of the adjacent listed buildings.

10.2 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. The Historic Buildings Officer has stated that the proposal will not adversely affect the character of the Listed Building.

10.3 Therefore, the proposal complies with Policy NH/14 of the South Cambridgeshire Local Plan 2018.

11.0 Residential amenity

11.1 The proposed extensions would create a rear-facing window at first-floor level, identical to that which was approved by extant planning permission S/0974/19/FL. In addition, the proposed extensions would create a significant level of glazing at ground-floor level within the rear elevation, which would face into the rear garden of the host dwelling and would not overlook any neighbouring properties. There are no windows proposed on the side elevation facing No.32. Given the positioning of the proposed first-floor rear-facing window, it is not considered that any significant overlooking would be afforded towards the amenity area of this neighbouring property or any other neighbouring properties.

11.2 Given the modest height, scale and siting of the proposed extensions, it is not considered that the proposal would result in significant overshadowing, loss of light or overbearing impacts upon No.32 or any other neighbouring dwellings.

11.3 It is therefore considered that the proposed development would not create any significant detrimental impacts upon the residential amenity of neighbouring properties, in accordance with policy HQ/1 of the South Cambridgeshire Local Plan 2018.

12.0 Parking provision

12.1 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 driveway space at the front of the property to accommodate two parking spaces in accordance with this policy. It should also be noted that the garage conversion was approved as part of extant planning permission S/0974/19/FL.

13.0 Conclusion

13.1 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.

14.0 **Recommendation**

14.1 Officers recommend that the Committee APPROVES the application, subject to the following recommended 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 permission for development, which have not been acted upon).
2. The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan, PB/01/Z5 and PB/02/Z5.
(Reason – To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990).
3. The materials to be used in the construction of the external surfaces of the hereby approved development shall be as specified on the application form. The render shall be of a cream colour of similar appearance to the existing cream render sections of the dwelling. All works shall be carried out in accordance with the approved details.
(Reason - To ensure the appearance of the development is satisfactory in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018).

15.0 **Background Papers:**

15.1 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/0019/20/FL

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