

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

20 May 2020

AUTHOR/S: Joint Director of Planning and Economic Development

Application Number: S/3826/19/FL

Parish(es): Linton

Proposal: Single Storey front and rear extensions first floor extension alterations and garden room (re-submission of S/1241/19/FL)

Site address: 3 The Ridgeway Linton Cambridge Cambridgeshire CB21 4NA

Applicant(s): Mr Andy Bowie

Recommendation: Approval

Key material considerations: Character and Appearance of the Area
Neighbour Amenity

Committee Site Visit: 10 March 2020

Departure Application: No

Presenting Officer: Jane Rodens, Senior Planning Officer

Application brought to Committee because: This application has been referred to the Committee due to the request from Linton Parish Council.

Date by which decision due: 19 March 2020

Executive Summary

1. This application seeks householder planning permission for a single storey front and a first-floor rear extensions, alterations and garden room, to 3 The Ridgeway Linton Cambridge Cambridgeshire CB21 4NA.
2. This application is a re-submission of application S/1241/19/FL which was for "Proposed single storey extensions, garden room and alterations" and granted Planning Permission on the 13th June 2019.
3. This planning application was requested to be brought before the Planning Committee by the Parish Council, there have been two neighbouring objections to the application.

4. Officers consider, subject to conditions, that the development does not adversely affect the character and appearance of the proposal site nor the street scene and there is no harm to the amenity of the neighbouring dwellings.
5. Members are therefore requested to support the application.

Planning History

S/1241/19/FL – Proposed single storey extensions, garden room and alterations – Approved
SC/0446/61 – Resiting of garage – Approved
S/0341/80/F – Erection of double garage - Approved

National Guidance

6. National Planning Policy Framework (2019)
National Planning Practice Guidance
National Design Guide 2019

Development Plan Policies

7. **South Cambridgeshire Local Plan 2018**
S/1 Vision
S/2 Objectives of the Local Plan
S/7 Development Frameworks
CC/9 Managing Flood Risk
HQ/1 Design Principles
8. **South Cambridgeshire Supplementary Planning Documents**
Greater Cambridge Sustainable Design and Construction - Adopted January 2020
District Design Guide - Adopted March 2010

Consultations

9. **Linton Parish Council** – “Objects – Since the previous application there has been an addition of first floor rooms with windows overlooking neighbouring properties.
 - The roof is considerably higher, making it a two-storey dwelling, with additional windows which will impact on the street scene and the amenity and privacy of neighbours.
 - Again, LPC have concerns regarding the cumulative effect of development upon the area as this will now be a six-bedroom property, a massive overdevelopment of the site.” Linton Parish Council decision – Object and request this is referred to SCDC full Planning Committee.”

Representations

10. Two letters of objection have been received, which have been summarised below, the full comments can be seen on the Council’s Website:
 - Proposal lies 4 feet above the building line due to sloping site. The first-floor extension would overbear and overshadow, depriving of natural light, peace and privacy.
 - The proposal would create a 6-bed property – being overpowering and out of keeping with other properties.

- Concerns regarding increase in population and traffic associated with 6 bed property.
- Impacts to private amenity area due to overlooking, overshadowing, loss of light and privacy.
- Overlooking from first floor windows to front bedrooms.
- Parking and road congestion/safety.

Site and Surroundings

11. The proposal site is located within the development framework of Linton. The site is located within Flood Zone 1 (low risk).
12. The proposal site contains a detached bungalow with its access to the site from The Ridgeway which is to the north east of the site.
13. Surrounding the proposal site on all sides are dwellings. These are bungalows which are all detached properties and comprise the following: a dwelling that has been permitted under application S/4152/18/FL; no.4 The Ridgeway; no.2 The Ridgeway; and, no.4 Kenwood Gardens (south). The highway of Kenwood Gardens is to the west of the site where no.1 – 3 Kenwood Gardens is located beyond this road.
14. There is a mixture of boundary treatments around the proposal site which includes mature vegetation and close board fencing.

Proposal

15. The application seeks consent for single storey front and rear extensions, first floor extension, alterations and garden room (re-submission of S/1241/19/FL).
16. The single storey front and rear extensions, alterations and garden room, have Planning Permission under application S/1241/19/FL. This was granted Planning permission through delegated powers on the 13th June 2019 and therefore has extant Planning Permission until 13th June 2022.
17. The element that is being considered in this application is for the first-floor element. This is to run east to west along the centre of the building, from the main entrance to the rear elevation.
18. This increase will raise the roof height, along the centre of the building, by 1.5m and will be 11.5m in length. There are proposed to be two additional windows, one on the east elevation and the other on the west elevation. This additional space is to accommodate two bedrooms and a bathroom.
19. The materials that are being proposed for this application are brick and tiles, to match the host dwelling and the extensions that have already been granted planning permission.

Planning Assessment

20. The key issues to consider in the determination of this application relate to the impact of the development upon the character and appearance of the area and neighbour amenity.

Principle of Development

21. Policy S/2 of the Local Plan states that development should protect the character of South Cambridgeshire including its built and natural heritage. The proposal site is located within the Development Framework of Linton as identified by Policy S/7. Therefore, it is considered that the principle of development is acceptable in this location and will be considered under Material Planning Considerations and other applicable Policies in the Local Plan.

Character and Appearance of the Area

22. The proposal forms the resubmission of the previously approved planning application S/1241/19/FL, this has extant Planning Permission until 13th June 2022 and this report will not be considering the extensions that have already been granted Planning Permission.
23. This proposal site contains a bungalow and is surrounded by detached bungalows, they all have large amenity areas and are accessed off one access road.
24. The change is the increase in the ridge height from 5m to 6.5m, the ridge height that is to be increasing is a gable element along the centre of the building. This element is 11.5m long, the rest of the building will remain at a single storey height as previously permitted.
25. Due to the relatively small increase in the height that is being proposed and the rest of the building remaining at a single storey height it is considered that the proposal will not harm the character of bungalow properties that surround the site. This building will still appear to be a bungalow when entering the site and from its surroundings.
26. There are already proposed to be windows on the roof space, to create roof lights within the granted extensions. The proposal includes two windows which are to be located on the same elevation as the roof lights. Due to their orientation and aspect on the dwelling it is considered that they will not appear out of place.
27. In regards of the cumulative impact of the amount of the development that has been permitted on this site and this application, this does not create a level of development on the site that is not acceptable.
28. The proposed development is not considered to result in significant harm to the character and appearance of the area and to accord with policy H/Q1 of the Local Plan.

Neighbour Amenity and Amenity of Future Occupiers

29. The proposed development has been considered in terms of loss of privacy, loss of light and overbearing impact.
30. The increase in the ridge height is to be the centre of the building and would be away from the flank elevations of the proposal and the site. The ridge height increase is to be 1.5m. On that basis it is considered that there would be no harm in terms of overbearing, overshadowing or loss of light to the residential amenity of neighbouring dwellings.

31. The closest neighbour is no. 4 Kenwood Gardens to the south of the proposal site, this is 18m away it is considered that there would not result in an overbearing or overshadowing impact to the neighbouring property.
32. The addition of two windows to the western and eastern gables are not considered to cause a significant impact in regards of overlooking or loss of privacy to the neighbouring properties due to distance from these properties. Any new views towards the western boundary are towards the primary frontage of the properties along Kenwood Gardens. There is 15m from the western window to the flank boundary of the proposal site that borders the main highway of Kenwood Gardens, along this boundary there is a mature hedgerow. There are no direct views towards any private amenity areas or direct views to the primary rooms of the neighbouring property at No 2 Kenwood Gardens from this window.
33. The additional window to the eastern gable end offers views towards the frontage of no.2 The Ridgeway. The views are oblique and only towards the western flank elevation of the neighbouring property, across their garage area and obscured with shrubbery, which is 9m away. It is considered, given the distances between No 2 Ridgeway and the proposal and the lack of direct views. That is would not result in a significant impact in terms of loss of privacy and overlooking.
34. The proposal is not considered to result in any significant harm in regard to overbearing, overlooking or loss of light to neighbouring properties. The proposed development is therefore considered to accord with policy HQ/1 of the Local Plan.

Flood Risk

35. This proposal is within flood Zone 1, it is a sensitive development due to its nature as this proposal is for extensions to an existing dwelling.
36. However, as this proposal is within flood zone 1 it is considered that this development is acceptable as there is a low risk to flooding of the proposal site.

Recommendation

37. Approval subject to the following conditions and informatives

Conditions

Time limit

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 permissions for development which have not been acted upon).

Plans

The development hereby permitted shall be carried out in accordance with the following approved plans: 248-PO2 (Location, Block, Elevations and Floor Plans).

(Reason – to facilitate any future application to the Local Planning Authority under Section 72 of the Town and Country Planning Act 1990).

Materials

The materials and finishes shall be as indicated within the submitted application and thereafter retained as such, unless otherwise agreed with the local planning authority. (Reason - To ensure the appearance of the development is satisfactory in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018).

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 Supplementary Planning Documents

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