

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO:	Development and Conservation Control Committee	1 st February 2006
AUTHOR/S:	Director of Development Services	

S/2394/05/F – Great Shelford Extensions (Amended Scheme) at 7 Mingle Lane for R Mill

Recommendation: Approval
Date for Determination: 9th February 2006

Site and Proposal

1. The application site is occupied by a detached render and tile hipped roof bungalow set back from the road. It sits within a row of detached dwellings comprising a mixture of bungalows, and 1¹/₂ and two storey properties. The property on the north-west side of the site is a 1¹/₂ storey dwelling whilst to the south-east is a bungalow.
2. The full application, submitted on 15th December 2005, seeks to extend the existing bungalow at first floor level in order to create a two storey dwelling with accommodation in the roofspace. In addition, a 4.5 metre deep x 9.9 metre wide single storey flat roof extension would be erected to the rear of the property and a double garage extension and porch added to the front.

Planning History

3. **S/0541/04/F** – Application to extend the property in order to create a two storey dwelling was approved.
4. **S/2547/03/F** – Application for extensions to create two storey dwelling and garage was refused due to the adverse impact of the development, in terms of loss of light and outlook, upon No.5 Mingle Lane.
5. **S/1058/05/F** – Application to extend No.5 Mingle Lane to create a two storey dwelling with forward projecting single garage was approved after consideration at the Chairman's Delegation meeting in July 2005. There is also an extant permission for a single storey side extension including garage (Ref: **S/2417/03/F**). Neither of these has been implemented.

Planning Policy

6. **Policy P1/3** of the Cambridgeshire and Peterborough Structure Plan 2003 stresses the need for a high standard of design and a sense of place that corresponds to the local character of the built environment.
7. **Policy HG12** of the Local Plan states that permission for the extension and alteration of dwellings will not be permitted where:
 - a. The design and use of materials would not be in keeping with local characteristics;

- b. The proposal would harm seriously the amenities of neighbours through undue loss of light or privacy, being unduly overbearing in terms of its mass, or would adversely affect surrounding properties by virtue of its design, layout, location or materials;
- c. There would be an unacceptable loss of off-street parking or garden space;
- d. There would be an unacceptable visual impact upon the street scene;
- e. Boundary treatment would provide an unacceptable standard of privacy and visual amenity.

Consultations

8. **Great Shelford Parish Council** objects to the proposal stating:

“The increase in size of the rear extension and first floor, the addition of a garage to the front and the increase in roof pitch and consequent increase in the mass of the roof will create a building out of character with its neighbours and one which will be oppressive to adjoining properties in terms of loss of light and overshadowing.”

Representations

9. None received to date. Any comments received will be reported verbally at the Committee meeting.

Planning Comments – Key Issues

10. The key issues to consider in the determination of this application relate to:
- a. The visual impact of the proposed development in the street scene and the consequent effect upon the character of the area; and
 - b. The impact upon the amenities of adjoining residents.
11. Mingle Lane has a mixture of dwelling types and sizes. Beyond the dwellings immediately adjoining this site, there are predominantly two storey properties in each direction. Consent has previously been granted on this site, as well as on the adjoining site to the north-west, for extensions to the existing properties to create two storey dwellings. In light of these factors, it is considered that the proposal, in terms of its scale and design, would not unduly harm the character of the street scene. The visual impact of the forward projecting garage is also considered to be acceptable. Although projecting in excess of 6 metres forward of the dwelling, the garage would be sited some 12.5 metres back from the frontage of the site and would sit in line with the forward projecting garage recently approved at No.5 Mingle Lane. Even if No.5 does not build its garage, however, I still consider the garage element of the proposal to be acceptable as, a few properties to the east of the site, the building line is much closer to the road and, to the west, there are two dwellings with integral forward projecting garages (Nos. 1a and 1b Mingle Lane).
12. There have been two previous applications to create a two storey dwelling on this site, one of which was refused and the other approved. The refused scheme proposed a hipped roof dwelling incorporating 50 degree roof pitches, a 4.6 metre high single garage projecting forward of the dwelling and a 2.5 metre deep pitched roof single storey extension to the rear, extending along the entire length of the dwelling and as far as the boundary with No.5 Mingle Lane.

The impact of the resultant two storey dwelling upon the street scene was considered to be acceptable, and the application was refused solely on the basis of its impact upon No.5 Mingle Lane. This neighbouring property has windows in its side elevation serving a lounge (although the lounge is also fully glazed along the rear/north-east elevation) and a kitchen, and a small patio/sitting out area between the side of the dwelling and the boundary with No.7. The combined impact of the mass and orientation of the extension and its proximity to the boundary was considered to have an overbearing impact upon the outlook from, and to cut out light to, No.5's south-east facing windows and patio.

13. In the subsequent application, the garage was removed, the rear single storey extension pulled away from No.5's boundary and the roof pitch of the first floor element reduced from 50 to 40 degrees. These reduced the overall mass of the dwelling and lessened the impact upon the neighbour, particularly by setting the rear single storey element away from the boundary and hence improving the outlook from and light to these windows and the patio area.
14. The current application differs to that previously approved in that it proposes a 45 degree roof pitch to the main roof, a double garage projecting forward of the house adjacent to the boundary with No.5 and an increase in the depth of the rear extension from 2.5 metres to 4.5 metres, this extension now being of flat roof rather than lean-to design. Since this permission (as well as the previous refusal on the site), consent has been granted for an extension to No.5 Mingle Lane in order to create a two storey hipped roof dwelling. As part of this approval, a small extension would be added to the kitchen, thereby filling in some of the gap between No.5 and the boundary, and two new windows inserted, one in the side and one in the north end elevation. The current proposal would have a greater impact upon No.5 than the approved scheme. However, the extra loss of light/outlook caused by the 5 degree increase in the roof pitch would be marginal and not sufficiently harmful to refuse the application on this basis. The 2 metre increase in the depth of the rear extension would not unduly harm the outlook from No.5's windows given that this extension has a flat roof and is set some 3 metres away from the boundary and around 6.5 metres from the neighbour's lounge window. In addition, the proposed double garage incorporates a pyramid roof design and has a lesser impact upon No.5 than the previously proposed single garage that formed part of the refused scheme.
15. The proposal would not result in undue harm to the amenities of occupiers of No.9 Mingle Lane, which has a blank gable facing towards the site.
16. In order to ensure that the development would not overlook either neighbouring property, the first floor windows in both side elevations should be fixed and obscure glazed, and permitted development rights for the insertion of further first floor windows in these elevations should be removed as part of any consent.

Recommendation

17. Approval:
 1. Standard Condition A (Reason A);
 2. Sc5a – Details of materials to be used for external walls and roof (Rc5a(ii));
 3. The first floor windows in the south-east and north-west side elevations of the development, hereby permitted, shall be fixed and fitted and permanently maintained with obscured glass (Rc23);

4. Save for the windows shown on the approved plans, no further windows, doors or openings shall be inserted at first floor level in the south-east and north-west side elevations of the development, hereby permitted, unless expressly authorised by planning permission granted by the Local Planning Authority in that behalf (Rc22)

Informatives

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);
 - South Cambridgeshire Local Plan 2004: HG12 (Extensions and alterations to dwellings within village frameworks)
2. The development is not considered to be significantly detrimental to the following material planning considerations which have been raised during the consultation exercise:
 - Residential amenity;
 - Visual impact on the locality.

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

Cambridgeshire and Peterborough Structure Plan 2003

South Cambridgeshire Local Plan 2004

Planning application references S.2394/05/F, S/0541/04/F, S/2547/03/F, S/1058/05/F and S/2417/03/F

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