

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Development and Conservation Control Committee 1st February 2006

AUTHOR/S: Director of Development Services

**S/2265/05/F - Knapwell
Extensions, 10 High Street, for Miss S Johnson**

**Recommendation: Refusal
Date for determination: 19th January 2006**

CONSERVATION AREA

Site and Proposal

1. The dwelling is a semi-detached two-storey Victorian cottage located adjacent to the village framework boundary at the northern end of the village, fronting High Street. The extensive side and rear garden with the cottage lies outside the village framework for the most part. The dwelling has been extended by the addition of a timber conservatory at the rear. There is a substantial hedge on the road frontage. The adjoining dwelling at No.11 has been extended on the side at full height, and at the rear in single-storey fashion, with a flat roof.
2. The proposal, dated 16th November 2005, proposes the erection of a reduced height two-storey side extension, set back on the front elevation by 200mm. The extension will add 5.2m to the length of the existing front elevation of 5.1m. The design, materials and widow style will match those of the existing dwelling, using reclaimed materials where possible. This will necessitate the removal of a mature Cherry tree.
3. A second element in the application is the removal of the existing conservatory and its replacement with a single-storey rear conservatory/breakfast room with dimensions depth 5.2m x width 7.0m x height 2.7m. The design shows a flat roof with a central roof lantern. The windows and doors are to be framed with oak.

Planning History

4. Planning application **S/2356/04/F** for the erection of a dwelling and construction of an access for the existing dwelling was withdrawn on 8th March 2005 prior to determination as the siting was beyond the village framework. Planning permission for the existing conservatory was granted in 1995 (**S/0951/95/F**).

Planning Policy

Cambridgeshire and Peterborough Structure Plan 2003

5. **Policy P1/3** (Sustainable Design in Built Development) A high standard of design and sustainability for all new development will be required which provides a sense of place and which responds to the local character of the built environment and is integrated with adjoining landscapes.
6. **Policy P7/6** (Historic Built Environment) LPA's will protect and enhance the quality and distinctiveness of the historic built environment.

South Cambridgeshire Local Plan 2004

7. **HG12** (Extensions and Alterations to Dwellings within Frameworks): Planning permission will not be permitted where:
1. The design and use of materials would not be in keeping with local characteristics;
 2. The proposals would seriously harm the amenities of neighbours;
 3. There would be an unacceptable loss of off-street parking or garden space within the curtilage;
 4. There would be an unacceptable visual impact upon the street scene;
 5. The boundary treatment would provide an unacceptable standard of privacy and visual amenity.
8. **EN30** (Development in Conservation Areas) – proposals in conservation areas will be expected to preserve or enhance the special character and appearance of the area, especially in terms of their scale, massing, roof materials and wall materials. Schemes that do not specify traditional local materials or details that do not fit comfortably into their context will not be permitted.

Consultations

9. **Knapwell Parish Council**- Approval, no further comment.
10. **Conservation Manager**- Recommends refusal. The side extension will alter the character of the building, but is acceptable (subject to conditions) because of the careful way it has been designed. The concern relates to the rear extension, which repeats the principle of the flat-roofed extension at the rear of No.11. He considers that it would be unduly large, and that, if this form of development were to be repeated it would be detrimental to the character and appearance of the conservation area. The proposal should be redesigned to provide a pitched roof with patent glazing or roof lights to the roof slopes.

Representations

11. None received.

Planning Comments

12. The proposal will be visible in the locality and represents an unacceptable form of development which, if implemented, would not preserve or enhance the character of the conservation area. The applicant has indicated that she wishes the application to be determined as submitted.

Recommendation

13. Refusal for the following reason:

The extension of the dwelling on the eastern (rear) elevation by the addition of a single-storey flat-roof conservatory/ breakfast room in the manner proposed would be unduly large and with an inappropriate roof design, and so would be harmful to the appearance of the dwelling (as proposed to be extended on the northern elevation),

and would fail either to preserve or enhance the character and appearance of this part of Knapwell Conservation Area. The proposal does not comply with policies in the development plan, notably P7/6 (Historic Built Environment) of the Cambridgeshire and Peterborough Structure Plan 2003, and HG12 (Extensions and Alterations to Dwellings within Frameworks) and EN30 (Development in Conservation Areas) of the South Cambridgeshire Local Plan 2004.

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

- South Cambridgeshire Local Plan 2004
- Cambridgeshire and Peterborough Structure Plan 2003
- Planning file Ref. S/2265/05/F

Contact Officer: Ray McMurray – Senior Planning Assistant
Telephone: (01954) 713259