

9 June 2021

Report to: South Cambridgeshire District
Council Planning Committee

Director of the Greater Cambridge Planning Service.

Lead Officer:

20/05404/HFUL– Histon (24 Manor Park, Histon, CB24 9JT)

Proposal: Single storey rear extension and part conversion of redundant garage to form utility room

Applicant: Mr and Mrs Matthews

Key material considerations:

- Character and Appearance of the Area
- Residential Amenity
- Highway Matters

Date of Member site visit: N/A

Is it a Departure Application?: No

Decision due by: 31.03.2021

Application brought to Committee because: Applicant is a contractor working for South Cambridgeshire District Council.

Presenting officer: Charlotte Spencer

Executive Summary

1. The applications is brought to Committee because the application is a contractor working for South Cambridgeshire District Council.
2. The development accords with the South Cambridgeshire Local Plan (2018) as:
 - It would not result in adverse impacts upon the character and appearance of the local area in accordance with Policy HQ/1;
 - It would not result in significant harm to the amenities of neighbouring properties in accordance with Policy HQ/1;

- The proposal would accord with the parking provision requirements as set out in Policy TI/3.
3. Subject to conditions, the proposed development accords with national and local planning policies.

Relevant planning history

4. No planning history

Planning policies

5. National Guidance:
- National Planning Policy Framework 2019 (NPPF)
 - National Planning Practice Guidance (NPPG)
 - National Design Guide (NDG)
6. South Cambridgeshire Local Plan 2018:
- S/1 Vision
 - S/2 Objectives of the Local Plan
 - S/3 Presumption in Favour of Sustainable Development
 - S/7 Development Frameworks
 - HQ/1 Design Principles
 - TI/3 Parking Provision
7. South Cambridgeshire Supplementary Planning Documents (SPD)
- Sustainable Design and Construction – Adopted January 2020
 - District Design Guide – Adopted 2010
 - Histon and Impington Village Design Guide
 - Histon and Impington Neighbourhood Plan (Adopted May 2021)

Consultation

8. Parish Council:
All agreed to recommend refusal. This is based on the loss of amenity and loss of light to neighbouring property. Histon and Impington Parish Council recommend this does not need to be taken to committee.
9. Local Highways Authority:
No significant adverse effect upon the Public Highway should result from this proposal, should it gain benefit of Planning Permission.

Representations from members of the public

10. No neighbour representations received.

The site and its surroundings

11. The application relates to a two storey, semi-detached dwelling house located to the West of Manor Park. The brick and tile dwelling is set back from the road by an area of soft landscaping and hardstanding which provides space to park two cars within the curtilage of the dwelling. To the rear lies a garden area which acts as private amenity space for the occupiers of the dwelling.
12. The application property is attached to No.22 Manor Park to the North and shares a side boundary with No.26 Manor Park to the South. To the rear lies a small wooded area.
13. The area is residential in character and appearance and the site lies within Histon and Impington Development Framework.

The proposal

14. The application is seeking planning permission for a single storey rear extension and part conversion of redundant garage to form utility room. The rear extension would replace an existing conservatory. It would project to the rear of the original property by 4.1 metres and would span the full width of the dwelling house. The extension would be characterised by a dual pitched roof with a maximum height of 3.75 metres. The southern corner of the extension would adjoin the existing garage which would be converted into a utility and store. The up and over garage door would be replaced with a standard door. A new ground floor window would be installed on the side wall.
15. During the determination process the applicant has submitted a shadow analysis.

Planning assessment

Character and Appearance of the Area

16. Policy HQ/1 of the South Cambridgeshire Local Plan (2018) sets out detailed criteria to ensure high quality design is delivered as part of new development, seeking to ensure development is appropriate to its context in terms of scale, mass, form, design, siting, landscaping and materials. Policy HIM01 of the Histon and Impington Neighbourhood Plan (2021) states that all residential development proposals shall contribute positively to the quality and character of Histon and Impington.
17. It is considered that due to overall size and scale of the rear extension and that it would be single storey only, it would appear subordinate to the original property. It would not be visible from the public realm and most dwellings in the immediate area benefit from rear extensions so it is considered it would appear

in keeping with the wider area. The alterations to the garage would be considered minor and would not have a detrimental impact on the appearance of the property.

18. Subsequently, it is considered that the proposal would have an acceptable impact on the character and appearance of the existing property, street scene and surrounding area. Therefore, it would comply with HQ/1 of the South Cambridgeshire Local Plan (2018) and Policy HIM01 of the Histon and Impington Neighbourhood Plan (2021).

Residential Amenity

19. Policy HQ/1 (n), sets out that proposals must protect the health and amenity of occupiers and surrounding uses from development that is overlooking, overbearing or results in a loss of daylight or development which would create unacceptable impacts such as noise, vibration, odour, emissions and dust.

Impact on No. 26

20. The proposed extension would be located 2.2 metres from the shared boundary with No.26 Manor Park and would be 4.6 metres from the main property. Due to the separation distance and the existing shared garage buildings between the two dwellings, it is considered that the proposal would have a limited impact on the residential amenities of No.26.

Impact on No. 22

21. The extension would be built up to the shared boundary with No.22 Manor Park. This neighbour benefits from an existing rear conservatory. The proposed single storey extension would be 4.1m extending along the boundary with this neighbour with an eaves of 2.7m. The pitch of the roof would be shallow.
22. The proposal would project beyond the rear wall of No.22 Manor Park's conservatory by 1.2 metres. As the application property is located to the South of No.22 the proposal would have a marginal increased impact on sunlight to the conservatory and partially enclose outlook from it. However, the shadow analysis shows that this would be limited and the dimensions of the extension are such that the impact is minimised through the angle of the roof (sloping down to the boundary) and the low eaves height. Overall, the proposal would have an acceptable impact on the residential amenities of this property.
23. A new side window would be installed within the garage, however, as this would be at ground floor level it is considered it would not result in a loss of privacy.
24. Subsequently, it is considered that the proposal would have an acceptable level of impact on the residential amenities of neighbouring properties by reason of loss of light, loss of outlook, sense of dominance or loss of privacy. As such, it would be compliant with Policy HQ/1 of the South Cambridgeshire Local Plan (2018).

Highway Matters

25. Policy TI/3 of the South Cambridgeshire Local Plan (2018) states that car parking provision should be in accordance with the indicative standards. Two spaces of adequate size should be provided for a dwelling house. Policy HIM05 of the Histon and Impington Neighbourhood Plan (2021) states that a 3-4 bedroom property require 3 car parking spaces. The proposal would involve the loss of a garage. Sufficient hardstanding would be retained to park two cars within the curtilage of the dwelling which would fall one space short of car parking space. However, the existing garage has a width of 2.4 metres and so is not considered to be of an adequate size suitable to park a modern car and so the parking situation would not be altered by the proposal. In addition, as Manor Park is a non-restricted street HIM05 states that limited on street parking is acceptable. Subsequently, it is considered that the parking provision is acceptable in this case and the proposal would comply with Policy TI/3 of the South Cambridgeshire Local Plan (2018).

Planning balance and conclusion

26. Having considered the proposed development against the applicable national and local planning policies and having taken all relevant material into account, it is recommended that planning permission should be granted in this instance.

Recommendation

27. Officers recommend that the Planning Committee grant planning permission subject to appropriate planning conditions:

Conditions

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In accordance with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. The development hereby permitted shall be carried out in accordance with the approved plans as listed on this decision notice.

Reason: In the interests of good planning, for the avoidance of doubt and to facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.

Appendices

Appendix A: Title of appendix

Appendix B: Title of appendix

List any appendices to the report

Report Author:

Name - Job Title

Telephone: (01954) 71xxxx