



Report to:

South Cambridgeshire District
Council Planning Committee

14 July 2021

Lead Officer:

Joint Director of Planning and Economic Development

21/01390/HFUL – 24 Shelford Road, Fulbourn, Cambridge, CB21 5HJ

Proposal: Demolition of existing rear extension and construction of a two-storey side and single storey rear extension

Applicant: Cllr and Mrs Cone.

Key material considerations: Character and Appearance of the Area
Residential Amenity
Highway Matters
Green Belt

Date of Member site visit: n/a

Is it a Departure Application?: No

Decision due by: 28 July 2021 (with extension of time)

Application brought to Committee because: Applicant is a member of the Council.

Officer Recommendation: Approval

Presenting Officer: Paul Hunt

Executive Summary

1. The applications is brought to Committee because the applicant is an elected member of 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 have a material impact upon the openness and character of the adjacent green belt in accordance with policy NH/8;
 - 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 policies TI/3 and HQ/1.
3. Subject to standard conditions, the proposed development accords with national and local planning policies.

Relevant planning history

4. S/1437/15/FL - Installation of external wall insulation on external elevations of property – Permitted (07 October 2015).

Planning policies

National Guidance

5. National Planning Policy Framework 2019
National Planning Practice Guidance
National Design Guide 2019

South Cambridgeshire Local Plan 2018

6. S/1 – Vision
S/2 – Objectives of the Local Plan
S/3 – Presumption in Favour of Sustainable Development
S/5 – Provision of New Jobs and Homes
S/7 – Development Frameworks
HQ/1 – Design Principles
NH/8 – Mitigating the Impact of Development In & Adjoining Green Belt
TI/3 – Parking Provision

South Cambridgeshire Supplementary Planning Documents (SPD):

7. Fulbourn Village Design Guide SPD – Adopted January 2020
Sustainable Design and Construction SPD – Adopted January 2020
Cambridgeshire Flood and Water SPD – Adopted November 2016
District Design Guide SPD – Adopted March 2010

Consultation

8. Parish Council – Recommends Support.

Representations from members of the public

9. No neighbour representations received.

The site and its surroundings

10. The application relates to a two storey, semi-detached dwelling located on the north-western side of Shelford Road. The building is clad in off-white render with a half-hipped tiled roof and features a flat roofed rear extension measuring approximately 3.2 metres in depth and 2.5 metres in width and a monopitch-roofed front porch. There is a detached garage at the rear of the building located on the north-eastern boundary. The building has PV panels on the south-eastern (front) and north-eastern (side) roof slopes.
11. The 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.26 Shelford Road to the South-West and shares a side boundary with No.22 Shelford Road to the North-East.
13. The site is within the 'Residential Estates' character are identified in the Fulbourn Village Design Guide 2020. The area is residential in character and appearance and the site lies within Fulbourn Development Framework. It is notable that the buildings in the surrounding area on Shelford Road share an approximate building line and basic form, with hipped rooves being a visible feature of the street scene, however the buildings are a mixture of render and brick cladding, and neighbouring properties at No.32 (two-storey), 40 and 48 (single storey) Shelford Road have extensions visible from the public highway.

The proposal

14. The application is seeking planning permission for a two-storey side extension, and a single-storey rear extension. The two-storey side extension would be approximately 2m in width and would be approximately 0.13 metres lower than the ridge height of the main roof. In addition, a single-storey mono-pitch roofed rear extension would replace the existing rear extension. The proposed rear extension would project beyond the rear elevation of the main house by approximately 1.65 metres and would span the full width of the dwelling house, including the new two-storey side extension.
15. The two-storey extension would be characterised by a hipped roof set back and set down from the main house pitched roof with a maximum height of approximately 8 metres. Photo-voltaic panels, a new soil vent pipe and one ground floor window would be located on the north-eastern side elevation of the extension.
16. The driveway is approximately 2.9 metres in width at the entrance to the site, and the proposed development would retain an area of hardstanding of the same width and a length of approximately 10 metres.

Planning Assessment

Character and Appearance of the Area

17. 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. Paragraph 7.37 of the District Design Guide states that 'by definition, extensions are additional components and should consequently remain ancillary or subservient to the original building' and have an important effect upon the rhythm of the street scene.
18. It is considered that the design achieves subservience and would complement rather than conflict with the form of the host building, by reducing the height and depth of the extension in comparison to the main house. A minor amendment was received during the course of the application to hip the roof of the two-storey extension, which is considered to both match the other buildings in the row and to retain some visual gap between the dwelling and the neighbouring property, which is considered to preserve the rhythm of the street scene.
19. Subsequently, it is considered that the proposed extensions would preserve the local suburban character and be appropriate in relation to 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).

Residential Amenity

20. 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

21. The proposed rear extension would be located on the shared boundary with 26 Shelford Road to the South-West. Due to its relatively small depth of 1.6 metres and low single storey height, the extension would not significantly project within a 45-degree line drawn from the rear amenity room windows of No. 22. In addition, due to its pitched roof and relatively low overall height it is not considered that the development would be likely to generate significant undue harm to the residential amenity of No.26.

Impact on No. 22

22. The two-storey side extension would be adjacent to the shared boundary with 22 Shelford Road to the North-East, with a gap of approximately 1 metre between the extension and the boundary fence. The proposal would not

introduce any side-facing windows that would be above the height of the existing boundary treatments.

23. The two-storey element of the proposed development would not materially project beyond the rear or front elevations of the neighbour. The neighbour has a space of approximately 3.4 metres between the dwellinghouse and the boundary. This area is used as a driveway rather than for any amenity purpose. On the side elevation which faces the application site, the neighbouring property has a side door at ground floor and a small obscure-glazed first-floor window which serves a stairwell. As such whilst the two-storey development would be closer to the neighbouring building, it is not considered that this would materially detract from the enjoyment of 22 Shelford Road.
24. The proposed rear extension would be located at least 3.2 metres from the shared boundary with 22 Shelford Road. Due to its relatively small depth of 1.6 metres and low single storey height, the extension would not significantly project within a 45-degree line drawn from the rear amenity room windows of No. 22. In addition, due to its pitched roof and relatively low overall height it is not considered that the development would be likely to generate significant undue harm to the residential amenity of No.22.
25. 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

26. The proposal would involve the loss of access to the garage and loss of some of the driveway. 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. Sufficient hardstanding would be retained to park two cars within the curtilage of the dwelling (an area of 5.5 metres in depth and 6 metres wide) which would accord with the requirements laid out in Figure 11 of the Local Plan. 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).

Green Belt

27. The site is located adjacent to but not within the Green Belt and as such Policy NH/8 and paragraph 144 of the NPPF would apply, but policy relating to inappropriate development would not. The boundary to the Green Belt is located on the opposite side of the Highway. Due to its location as an infill within the existing row of buildings and the aforementioned subservient scale and built form, it is not considered that the proposed extension would lead to any material harm to the openness or character of the adjacent Green Belt and the

application would comply with policy NH/8 of the South Cambridgeshire Local Plan (2018).

Planning balance and conclusion

28. 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

29. Officers recommend that the Planning Committee approves the application subject to conditions.

Conditions

- a) 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).

- b) The development hereby permitted shall be carried out in accordance with the approved plans as listed on this decision notice.
1125-01 (Site Location Plan)
1125-02A (Site Block Plan)
1125-03 (Ground Floor Plan)
1125-04 (First Floor Plan)
1125-05A (Proposed Elevations)

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

None.

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 (SPDs)
- Planning File References: 21/01390/HFUL and S/1437/15/FL.

Report Author:

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