



**South  
Cambridgeshire  
District Council**

11 August 2021

**Report to:** South Cambridgeshire District Council Planning Committee

**Lead Officer:** Joint Director of Planning and Economic Development

---

## **21/02538/HFUL– OVER (30 HILTON STREET, OVER, CB24 5PU)**

Proposal: Two storey rear extension & 2 additional Gable windows

Applicant: Mr Paul McEneaney

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:

Application brought to Committee because: A staff member of South Cambridgeshire District Council is part of the applicant's household.

Presenting officer: Charlotte Spencer

### **Executive Summary**

1. The applications is brought to Committee because a staff member of South Cambridgeshire District Council is part of the applicant's household.
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 have a detrimental impact on the setting of a Listed Building in accordance with Policy NH/14;
  - It would not result in significant harm to the amenities of neighbouring properties in accordance with Policy HQ/1;
3. Subject to conditions, the proposed development accords with national and local planning policies.

## **Relevant planning history**

4. The property was built following planning permission S/1095/87/F dated 03.05.1987.
5. Recently, planning permission was granted for the conversion of the existing garage and first floor side extension (reference: S/0974/19/FL dated 14.06.2019) and again for the same plus a single storey rear extension (reference: S0019/20/FL dated 21.05.2020). These permissions are still extant and work has not started.
6. The applicants had a 30 minute pre-application meeting over Microsoft Teams on 19/5/2021 for the proposed works (21/50193/PREAPP). It was stated within the meeting that there was overall support for the proposal, however, the Conservation Officer would need to be consulted due to potential impact on a Listed Building and neighbours would need to be consulted prior to full consideration occurring.

## **Planning policies**

7. National Guidance:
  - National Planning Policy Framework 2021 (NPPF)
  - National Planning Practice Guidance (NPPG)
  - National Design Guide (NDG)
8. 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
  - NH/14 Heritage Assets
9. South Cambridgeshire Supplementary Planning Documents (SPD)
  - Sustainable Design and Construction – Adopted January 2020
  - District Design Guide – Adopted 2010
  - Over Village Design Guide

## **Consultation**

10. Parish Council:  
No objections
11. Conservation Officer:  
No material conservation issues

## **Representations from members of the public**

12. No neighbour representations received.

## **The site and its surroundings**

13. The application relates to a two storey, detached dwelling house located to the South West of Hilton Street. The brick, render and tile dwelling is set back from the road by an area of hardstanding which provides space to park multiple 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.
14. The application property shares side boundaries with Nos.28 and 32 Hilton Street to the North West and South East respectively. To the rear lies Nos.3 and 5 Unwin Lane and No.16 King Street.
15. The site is adjacent to the Grade II Listed Building at No.28 Hilton Street and it lies within Over Development Framework.

## **The proposal**

16. The application is seeking planning permission for a two storey rear extension and two additional gable windows. The extension would have a depth of 2.587 metres and would span the full width of the rear outrigger. At ground floor it would adjoin the existing garage which would be converted. The extension would be characterised by a hipped roof with a maximum height of 7.13 metres. Two new side facing windows would be installed on the north western elevation and a first floor side window would be installed on the south eastern elevation.
17. During the determination process the plans were amended to correctly show the new side windows.

## **Planning assessment**

### **Character and Appearance of the Area**

18. 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.
19. Section 66 of the Planning (LBCA) Act 1990 states that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Paras 194 – 208 of the NPPF provide advice on proposals affecting heritage assets and how to consider different levels of harm. Policy NH/14 of the South Cambridgeshire Local Plan (2018) aligns with the statutory provisions and NPPF advice.
20. The proposed extension would be limited in depth and width. The height of the two storey element would match that of the existing outrigger, however, this is lower than the main ridge. Subsequently, it is considered that the proposed extension would appear subordinate to the main property. It would not be visible

from Hilton Street but there would be limited views of the extension from Unwins Lane and King Street. However, as the design and appearance of the extension would match the character of the existing dwelling house it is considered that it would not appear out of keeping within the surrounding area. The application form states that the materials would match the existing and it is considered reasonable to enforce this by way of a condition to ensure that it would stay in keeping with the character of the area.

21. The application property shares a side boundary with No.28 Hilton Street which is a Grade II Listed Building. However, due to the separation distance it is considered that the extension would have a limited impact on the setting of the listed building and it is noted that the Conservation Officer has not raised any concerns.
22. 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 and it would not have a detrimental impact on the setting of the Listed Building. Therefore, it would comply with Policies HQ/1 and NH/14 of the South Cambridgeshire Local Plan (2018).

#### Residential Amenity

23. 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.
24. No objections have been received from neighbouring occupiers

#### Impact on No. 28

25. No.28 Hilton Street is set significantly forward of the application property. However, the proposed extension would be located 5.3 metres from the shared boundary, therefore, due to the separation distance, it is considered that the proposal would have a limited impact on the residential amenities of No.28.

#### Impact on No. 32

26. No.32 Hilton Street is also set significantly forward of the application and the extension would be located 2.705 metres from the shared boundary. The extension would project to the rear of this neighbour by approximately 15 metres. However, the extension would be a minimum of 13 metres from the rear of the neighbouring property and so it is considered that due to the separation distance it would not result in any further detrimental impact than what is caused by the existing dwelling. A new first floor window would be installed facing No.32, however this serves a bathroom and the elevations demonstrate that this would be obscurely glazed. A condition can be added to ensure this in order to protect the privacy of this neighbour.

27. 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).

### **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 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.

3. The materials to be used in the external construction of the development, hereby permitted, shall be constructed in external materials to match the existing building in type, colour and texture.

Reason: To ensure the external appearance of the development does not detract from the character and appearance of the area.in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018.

4. The development, hereby permitted, shall not be occupied until the proposed first floor windows in the south east elevation of the development have, apart from any top hung vent, been fitted with obscured glazing (meeting as a minimum Pilkington Standard level 3 or equivalent in obscurity and shall be fixed shut or have restrictors to ensure that the windows cannot be opened more than 45 degrees beyond the plane of the adjacent wall. The glazing shall thereafter be retained in accordance with the approved details.

Reason: To prevent overlooking of the adjoining properties in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018.