



**Report to:**

South Cambridgeshire District  
Council Planning Committee

11 August 2021

**Lead Officer:**

Joint Director of Planning and Economic Development

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## **21/02726/HFUL– 6 Westfield Road Fowlmere SG8 7SN**

Proposal: Single storey rear extension replacing existing outbuilding with associated internal alterations

Applicant: South Cambridgeshire District Council

Key material considerations: Character / Visual Amenity  
Heritage Impact  
Residential Amenity  
Highway Safety & Parking Provision  
Other matters

Date of Member site visit: None

Is it a Departure Application?: No

Decision due by: 18 August 2021 (extension of time agreed)

Application brought to Committee because: The applicant is South Cambridgeshire District Council.

Presenting officer: Michael Sexton

### **Executive Summary**

1. The application seeks planning permission for a single storey rear extension, replacing an existing outbuilding, with associated internal alterations.
2. The site is located within of the development framework boundary of Fowlmere. To the east of the site is Fowlmere Primary School, with Fowlmere School and School House being a Grade II Listed Building. The site lies within Flood Zone 1 (low risk) and is not identified as an area of surface water flooding.

3. Officers are satisfied that the proposed development is acceptable in design and neighbour amenity terms and would not result in significant harm to the character and appearance of the area or the amenities of neighbouring properties. Officers are also satisfied that the proposed development would not result in harm to the Grade II Listed school building to the east of the site and would preserve its settings and character.
4. The application is before the Planning Committee because South Cambridgeshire District Council is the applicant.
5. Officers consider that, subject to conditions, the proposed development accords with national and local planning policy.

### **Relevant planning history**

6. None.

### **Planning policies**

#### **National Guidance**

7. National Planning Policy Framework 2021  
National Planning Practice Guidance 2018  
National Design Guide 2019

#### **South Cambridgeshire Local Plan 2018**

8. S/1 – Vision  
S/2 – Objectives of the Local Plan  
S/3 – Presumption in Favour of Sustainable Development  
S/7 – Development Frameworks  
S/10 – Group Villages  
CC/6 – Construction Methods  
HQ/1 – Design Principles  
NH/14 – Heritage Assets  
TI/3 – Parking Provision

#### **South Cambridgeshire Supplementary Planning Documents (SPD):**

9. Sustainable Design and Construction SPD – Adopted January 2020  
Cambridgeshire Flood and Water SPD – Adopted November 2016  
District Design Guide SPD – Adopted March 2010  
Listed Buildings: Works to or affecting the setting of SPD – Adopted July 2009

## Consultation

10. **Fowlmere Parish Council** – No objections to the application, but should officers be minded to approve the application then the PC would request a traffic plan be included, which adequately manages vehicular access around school drop off and pick up times.

## Representations from members of the public

11. One representation has been received from no.5 Westfield Road, Fowlmere. A full redacted version of the comments can be found on the Council's website. In summary the following concerns have been raised:
  - Overbearing impact.
  - Loss of privacy.
  - Built on the boundary that will cause an imposed load detrimental to neighbouring property and cause issues with ventilation of external elevation of property and maintenance issues.
  - Height of extension should be questioned and provides further evidence to refuse / object; floor levels is shown to be maintained as a flat level access throughout the ground floor of the property and will in affect lift the proposed extension out of the ground by approx. 1 metre.
  - Unachievable build and requires further setback for brick work to be installed.
  - No detail for management of rainwater, the flat roof is not in line with any consideration of planning and will discharge rainwater onto adjoining property.
  - Narrow access joining to no.7 will prevent suitable access t the rear garden and with installation of ramps will prevent any vehicle access to rear of the property also resulting in fence maintenance issues.
  - Extension will change the property from a 3-bed to a 5-bed; there is insufficient parking or suitable access. Drive can accommodate 2 vehicles but planning guidance minimum requirement for 4.2 parking spaces for a 5-bed property cannot be achieved.
  - Consideration should be taken to emergency vehicles accessing the properties further along Westfield Road, should the vehicles at no.6 overhand the driveway at all the single track will be impassable.
  - Due to proximity object to works before 8am and after 5pm; weekend working will not be tolerated.
  - Consideration to the school needs to be made.
  - Not in keeping with the street.

## The site and its surroundings

12. The site is located within of the development framework boundary of Fowlmere. To the east of the site is Fowlmere Primary School, with Fowlmere School and School House being a Grade II Listed Building, approximately 75 metres from the site. To the south of the site is Fowlmere Recreation Ground which has a Tree Preservation Order running along its western boundary. The site lies within

Flood Zone 1 (low risk) and is not identified as an area of surface water flooding.

## **The proposal**

13. This application seeks planning permission for a single storey rear extension, replacing an existing outbuilding, with associated internal alterations.

## **Planning Assessment**

### **Key Issues**

14. The key issues to consider in the determination of this application are the impact on character / visual amenity, heritage impact, residential amenity, highway safety & parking provision and other matters.

### **Character / Visual Amenity**

15. No.6 Westfield Road is a two storey semi-detached residential property which forms part of a row of 10 houses to the north of Fowlmere recreation ground. The properties are relatively uniform in appearance with slight variations in porch styles and have off-road parking to the front and / or side. Several properties have single storey rear projections with limited examples of first floor rear extensions and dormer windows.
16. To the rear of no.6 is a single storey outbuilding comprising two stores and a washroom linked to the main property by a small canopy. The outbuilding is approximately 6.3 metres in length and 2.9 metres in width with a flat roof design and height of approximately 2.7 metres. A small canopy links the outbuilding to the main property covering a walkway approximately 1 metre taking the overall projection of the existing single storey rear element to approximately 7.3 metres.
17. The application proposes the erection of a new single storey extension, which would replace the existing linked outbuilding. The proposed extension would be finished in facing brick to match the existing property, along with matching fascia, gutter and downpipes, with a dark grey single-ply membrane flat roof.
18. The proposed extension would retain a simple flat roof form and have a projection ranging between approximately 7 metres and 6.1 metres from the rear wall of the main dwelling due to its stepped design. The proposed extension would span the width of the property with a width of 7.2 metres, with a small element of the extension projecting approximately 0.8 metres beyond the western side elevation of the main property. A small element of the extension would wrap around the western side elevation of the main property by approximately 0.3 metres. The height of the flat roofed extension would be approximately 3 metres. The eastern wall of the proposed extension would be

set approximately 0.1 metres from the shared boundary with the adjoining neighbour, no.5 Westfield Road.

19. The proposed extension is a compatible and proportionate addition to the main dwelling, subservient in appearance by virtue of its single storey form. Furthermore, the proposed extension is comparable in size to other rear extensions within the row of 10 properties, most notably the adjoining property of no.5 Westfield Road which has a large single storey extension and small first floor extension and would therefore not be out of keeping with the character of the area. Being located largely to the rear of the existing property the proposed extension would have a limited impact on the visual amenity of the area, with glimpses of the extension available in limited views between nos.6 and 7 Westfield Road.
20. The proposal also includes the addition of a new ground floor window, the replacement of an existing ground floor window with a door and the addition of two low ramps on the western side elevation of the property, alongside associated internal alterations. These elements of the proposal are not considered to result in harm to the visual amenity or character of the area.
21. The proposal is considered to accord with Policy HQ/1 of the Local Plan.

### **Heritage Impact**

22. To the east of the site is Fowlmere School and School House, a Grade II Listed Building, approximately 75 metres from the site.
23. The design and scale of the proposed extension, together with its location to the rear of the existing property, are such that the development is considered to result in no harm to the setting of the Fowlmere School and School House, nor would the installation of two ramps to the western side elevation of the property given their very limited visual impact.
24. Officers consider the setting of nearby listed building would be preserved in accordance with Section 66 of the Planning (Listed Building and Conservation Areas) Act 1990, Policies HQ/1 and NH/14 of the Local Plan and NPPF guidance.

### **Residential Amenity**

25. The neighbouring properties with the greatest potential for impact from the proposed development are no.5 Westfield Road, the adjoining property to the east, and no.7 Westfield Road, the neighbouring property to the west.
26. The proposed eastern side elevation of the extension would be set approximately 0.1 metres from the side elevation of the adjoining neighbour, no.5 Westfield Road. No.5 has a large single storey extension and first floor addition, both of pitched roof forms, with the single storey element projecting approximately 7.9 metres beyond the rear wall of the main dwelling.

27. The proposed extension, which has a depth of approximately 6.1 metres near to the shared boundary with no.5 extending to approximately 7 metres further from the boundary would not project beyond the rear elevation of no.5. Therefore, the proposal would not result in a significant overbearing impact on the amenities of no.5.
28. Officers note that the single storey element of no.5 has a high-level window on the western side elevation which faces directly towards the private garden of the application site. The stepped design of the proposed extension is such that the proposal would have no significant impact on the side facing window of no.5. This arrangement, together with the flat roof form of the proposed extension, is such that the proposed extension would not result in a significant loss of light to no.5.
29. Being single storey in form the proposed extension is not considered to result in a significant loss of privacy to no.5 Westfield Road, noting that there are no windows which would face directly towards no.5.
30. Overall, the proposed extension, by virtue of its siting, design and single storey form is not considered to result in a significant loss of privacy, overbearing impact or loss of light to no.5 Westfield Road.
31. The proposed extension would be set approximately 1.8 metres from the shared boundary with no.7 Westfield Road and approximately 4.4 metres from the side elevation of no.7. No.7 has a single storey rear element which projects approximately 7.8 metres beyond the rear wall of the main dwelling. Officers note that there are several ground floor windows and doors which face towards the application site.
32. Given the existing arrangement of the site, the single storey form of the proposed extension, boundary treatments between the two properties and the degree of separation, the proposed development is not considered to result in significant harm to the amenities of no.7 Westfield Road.
33. The proposed development has been assessed in terms of loss of light, loss of privacy and overbearing impact and is not considered to result in significant harm to the amenities of neighbouring properties.
34. The proposal is considered to accord with policy HQ/1 of the Local Plan.

### **Highway Safety & Parking Provision**

35. The application does not seek to make any alterations to the existing access or parking arrangements of the site.
36. The comments of Fowlmere Parish Council in respect of the request for a traffic plan which adequately manages vehicular access around school drop off and pick up times is noted.

37. Given the scale of the proposed development officers do not consider that it would be reasonable or necessary to impose a condition requiring the submission of a traffic management plan. However, given the relatively narrow highway and proximity of the site to the primary school officers consider it appropriate to impose a condition restricting the hours of deliveries and muck away movements to avoid school drop off and pick up, in the interests of highway safety. An informative relating to the storage of materials and parking of contractor's vehicles within the confines of the site is also recommended.
38. Subject to the recommended condition the proposal is considered to accord with Policies HQ/1 and TI/2 of the Local Plan and NPPF guidance in respect of highway safety.
39. In terms of parking provision, the comments of no.5 Westfield Road are noted. The site benefits from a driveway to the front of the property which has sufficient space to accommodate two cars, being an area of approximately 8.4 metres by 8.8 metres.
40. Figure 11 of Policy TI/3 of the Local Plan sets out the Council's indicative car parking provision for each use class. In the case of residential properties Policy TI/3 requires 2 car parking spaces per dwelling, with 1 to be located within the curtilage of the site. No specific reference is made to the number of bedrooms in respect of car parking provision and therefore no conflict with Policy TI/3 is identified.
41. Officers acknowledge that the proposed ramps to the western side of the property would restrict vehicular access to the rear of the site. However, the existing arrangement are narrow and already difficult for vehicular access and sufficient parking provision is available to the front of the property.
42. The proposal would accord with Policy TI/3 of the Local Plan.

## **Other Matters**

### Third Party Comments

43. The comments made in third-party representations are noted, with many points already considered in the report. The remaining matters raised are considered below.
44. Reference is made to building on the boundary causing an imposed load detrimental to the adjoining property. As noted above the proposed extension is set slightly off the shared boundary but is within close proximity to the neighbour. The Party Wall Act will be applicable to the development, which is a civil matter dealt with outside of the planning process, in relation to party walls, boundary walls and excavations near neighbouring buildings.
45. The concern regarding the proximity to the shared boundary practicalities for construction and maintenance are noted. However, these are not material

planning considerations or matters that give rise to reasons to warrant a refusal of the application.

46. The proposal has no direct impact on existing access arrangements along Westfield Road and therefore would not impact on access for emergency vehicles. Sufficient parking is available on site for two cars to park within the confines of the site clear of the highway, in line with Policy TI/3 of the Local Plan. The potential parking of vehicles which may encroach over the highway is not within the control of planning.
47. The proposed plans indicate the provision of gutters and downpipes to be of a form to match the existing property as referenced in the supporting text. The development is shown to be located solely within the confines of the site, which would need to include the provision of appropriate rainwater goods for the management of rainwater. Officers do not consider that the proposed development would discharge rainwater directly onto the adjoining property.
48. Concerns has been raised in respect of working hours, with weekend working highlighted as a particular objection. Although not typical for the scale of development proposed officers recommend the imposition of the standard hours of work condition, to protect the amenities of the neighbouring property.

## **Planning balance and conclusion**

49. For the reasons set out in this report, officers consider the planning application to be acceptable in accordance with relevant national and local planning policies, and having taken all relevant material considerations into account, it is considered that planning permission should be granted in this instance.

## **Recommendation**

50. 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.

WRF-01  
WRF-02

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.

- c) All deliveries to the site and all muck away movements, if appropriate, are to be carried out only during the following hours 09.00hrs – 14.30hrs Monday to Friday.

Reason: In the interests of residential amenity and highway safety in accordance with Policies HQ/1, CC/6 and TI/2 of the South Cambridgeshire Local Plan 2018.

- d) No construction or demolition work shall be carried out and no plant or power operated machinery operated other than between the following hours: 0800 hours and 1800 hours on Monday to Friday, 0800 hours and 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays, unless otherwise previously agreed in writing with the Local Planning Authority.

Reason: To protect the amenity of the adjoining properties in accordance with Policy CC/6 of the South Cambridgeshire Local Plan 2018.

## **Informatives**

- a) The applicant is advised that all building materials and contractor parking should be kept within the confines of the site.

## **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: 21/02726/HFUL.

## **Report Author:**

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