

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Development and Conservation Control Committee

5th April 2006

AUTHOR/S: Director of Development Services

S/0107/06/F - Balsham Extensions at 13 Trinity Close for Mr & Mrs Bull

Recommendation: Approval
Date for Determination: 20th March 2006

Members will visit the site on 3rd April 2006.

Conservation Area

Site and Proposal

1. No. 13 Trinity Close is situated within a modern housing development to the north of the High Street. It is a two-storey, semi-detached, 1960s, brick/ white cladding and tile house that has a single garage set back to the side adjacent to the boundary of the rear garden to No. 9 Trinity Close. There is a Cherry tree situated within the rear garden. The land falls slightly to the west.
2. No. 11 Trinity Close is a two-storey detached house that is situated to the east of the site. It has a conservatory attached to the rear elevation and a garage situated at the bottom of the rear garden with access adjacent to No. 13. No. 9 Trinity Close is a two-storey detached house that is also situated to the east of the site. It is set forward of No. 11, has a garage set back to the side, and has a kitchen window and patio doors in its rear elevation. No. 15 Trinity Close is situated to the west of the site. It forms the remainder of the pair of semi-detached houses and has a kitchen window in its front elevation.
3. The application, received on the 23rd January 2006, proposes the erection of a two-storey side extension and single storey front extension and porch. The two-storey side extension measures 2.75 metres in width, 7.4 metres in depth, and has a height of 4.9 metres to the eaves and 7.1 metres to the ridge. It comprises a carport at ground floor level and a bedroom with en-suite bathroom and family bathroom at first floor level. New first floor windows are situated in the front and rear elevations. The single storey front extension has a lean-to design. It replaces the existing flat roof bin store and measures 4.1 metres in width, 2.6 metres in depth and 3.6 metres in height. The application was amended on the 6th March 2006 to change the materials of the two-storey side extension from render to stained boarding.

Planning History

4. Planning permission was granted in 1966 for the erection of 22 houses and bungalows (reference **SC/0112/66/D**).

Planning Policy

5. Policy **P7/6** of the **Cambridgeshire and Peterborough Structure Plan 2003** aims to protect and enhance the quality and distinctiveness of the historic built environment.

6. Policy **P1/3** of the **Cambridgeshire and Peterborough Structure Plan 2003** seeks to ensure that all new developments incorporate high standards of design that create a sense of place that responds to the local character of the built environment.
7. Policy **EN30** of the **South Cambridgeshire Local Plan 2004** requires all new developments in conservation areas to either preserve or enhance their special character and appearance, particularly through scale, massing and materials.
8. Policy **HG12** of the **South Cambridgeshire Local Plan 2004** states that extensions to dwellings within village frameworks will not be granted planning permission where they would seriously harm the amenities of neighbours through being unduly overbearing in terms of their mass, through a significant loss of light or through a serious loss of privacy; or where they would have an unacceptable visual impact upon the street scene.

Consultation

9. **Balsham Parish Council** unanimously recommends refusal of the original proposal for the following reasons:-
 - i) “The proposal will result in overdevelopment of the site;
 - ii) The PC is very concerned about the boundaries and impact upon the neighbours;
 - iii) The rendered finish is not in keeping with the other properties in the Close;
 - iv) The PC has received letters of complaints from neighbours who are very concerned about the impact that the extension will have on their properties. “

“The amended proposal does not address any of the issues raised by the Parish”

Council or neighbours on the original proposal.

10. The **Conservation Manager** has no objections and comments that the development will not impact upon any areas or buildings of architectural or historic interest within the Balsham Conservation Area.
11. The **Trees and Landscape Officer** comments that the extension will impact upon a Cherry tree and may compromise it. However, owing to its poor quality and location in respect of the existing footprint, no objections are raised to the proposal.

Representations

12. Four letters of objection have been received from the occupiers of **Nos. 7, 9, 11 and 15 Trinity Close** in respect of the original proposal. They have concerns regarding the following: -
 - i) The render materials do not match and are out of keeping with the finish of the surrounding houses;
 - ii) Large and visually obtrusive structure that projects right up to the shared boundary;
 - iii) Loss of light to garden and windows;
 - iv) Design of front extension is out of character with the style of houses within the Close.
 - v) Overdevelopment of plot;
 - vi) The site is within the Conservation Area;

- vii) Foundations would intrude onto land not owned by the applicant;
- viii) Access for builders
- ix) Maintenance of extensions;
- x) Legal covenants.

Three letters of objection have been received from the occupiers of Nos. 9,11 and 15 Trinity Close in respect of the amended proposal. They consider the revised materials to be inappropriate.

- 13. **Councillor Barratt, one of the Local Members for Balsham** recommends refusal of the application due to the impact upon the Conservation Area and neighbours.
- 14. Any further comments received will be reported verbally at the meeting.

Planning Comments – Key Issues

- 15. The proposal was discussed at the Chairman's Delegation meeting on 16th March 2006 but referred for a site visit and consideration at the Development Control and Conservation Committee.
- 16. The main issues to be considered during the determination of this application relate to the impact of the proposed extensions upon: -
 - i) The character and appearance of the Conservation Area and street scene;
 - ii) Neighbour amenity and,
 - iii) Trees

Impact upon the Conservation Area and Street Scene

- 17. No. 13 Trinity Close is situated within the heart of this modern housing development. The proposed extensions would not have a detrimental impact upon any areas or buildings of historic interest within the Balsham Conservation Area.
- 18. Whilst none of the existing semi-detached properties within Trinity Close have had two-storey side extensions, or single storey front extensions of the design proposed, no objections are raised in principle to the impact of the extensions upon the street scene.
- 19. The proposed side extension would result in the loss of a small space to the side of No. 13 Trinity Close. I do not, however, consider that this would lead to a loss of openness that would harm the Conservation Area and street scene, as the existing open space that forms the rear gardens of Nos. 7, 9 and 11 Trinity Close would be retained. The proposed side extension is set down from the ridge-line and set back from the front elevation of the original house. Its scale, form and design are considered acceptable as it appears as a subservient element when viewed within the street scene. The amended materials would be appropriate subject to a condition that ensures the finish matches those of the existing house. In my opinion the proposal would preserve the character and appearance of the Conservation Area.
- 20. The proposed front extension would change the appearance of the house when viewed from Trinity Close. Whilst the extension would be larger than the existing bin store and have a lean-to roof design that would not be in keeping with the flat roof elements to the existing houses, it is not considered to have an unacceptable visual impact that would harm the street scene. Given that the extension would not project

forward of the line of the existing bin store, it is not considered to result in a prominent development that would appear unduly and visually dominant within the street scene.

Impact upon Neighbour Amenity

21. The proposed two-storey side extension would be situated approximately 17 metres from the rear elevation of No. 9 Trinity Close. Whilst the extension would project 2.75 metres towards this property and be visible from its rear garden, it would form less than half of the rear boundary (5 metres), be situated at a lower level and partly behind the existing garage to No. 11 Trinity Close, and be viewed against the backdrop of the existing two-storey gable to the original house. It is not therefore considered to seriously harm the amenities of No. 9 through being unduly overbearing in terms of its mass or through a loss of outlook when viewed from the kitchen window and patio doors in its rear elevation, or the majority of its rear garden area.
22. The proposed two-storey side extension would be orientated to the north west of No. 9 Trinity Close. It is unlikely that the extension would result in any significant loss of sunlight to the majority of the garden area as a result of the positioning of the existing house at No. 13 Trinity Close.
23. The proposed two-storey side extension would be situated approximately 12 metres from the conservatory attached to the rear elevation of No. 11 Trinity Close. Whilst the extension would project 2.75 metres towards this property and be visible from its rear garden, it would form only 2 metres of the rear boundary and be situated at a lower level and wholly behind the existing garage, and be viewed against the backdrop of the existing two-storey gable of the original house. It is not therefore considered to seriously harm the amenities of this property through being unduly overbearing in terms of its mass or through a loss of outlook when viewed from the conservatory attached to its rear elevation or rear garden area.
24. The proposed two-storey side extension would be orientated to the south west of No.11 Trinity Close. Given the fact that the original house at No. 13 already affects afternoon sunlight enjoyed by the occupiers of this property, the extension is not considered to result in a further significant loss of light.
25. The first floor bedroom window in the rear elevation of the proposed two-storey side extension is not considered to seriously harm the amenities of neighbours at Nos. 1, 3, 5, 7 and 9 Trinity Close or Nos. 22, 24 and 26 High Street through overlooking leading to a severe loss of privacy as a result of its oblique angle of sight and distances involved. The first floor bathroom window is not considered to seriously harm the amenities of neighbours at No. 11 Trinity Close provided it is subject to a condition that ensures it has obscured glazing.
26. The single storey front extension is not considered to harm the outlook from or result in a significant loss of light to the kitchen window in the front elevation of No. 15 Trinity Close. The extension would be orientated 1.5 metres to the east of this window and would only project approximately 1 metre above the existing flat roof bin store.

Impact upon Trees

27. The proposed extensions are not considered to result in the loss of any important trees that contribute to the visual amenity of the area.

Other Issues

28. Overdevelopment of the plot is not considered a relevant planning consideration unless it would harm the character and appearance of the Conservation Area and street scene, or the amenities of neighbours.
29. The concerns raised by the neighbours with regards to the maintenance of the proposed extensions and access by builders is a civil matter between the relevant parties and not a planning consideration that would affect the outcome of this application.
30. The issue of covenants on the properties that restrict front extensions is a legal matter that would not be considered during the decision making process. The original consent for the estate did not prevent the erection of front extensions by condition (reference SC/0112/66/D).
31. Foundations that intrude onto a neighbours land is a building regulation issue that would not affect the outcome of this application.

Recommendation

32. Approval subject to conditions (as amended by letter dated 3rd March 2006 and plan number 1136.01A date stamped 6th March 2006)
 1. Standard Condition A – 3 years time limited permission (Reason A);
 2. The bricks and roof tiles for the extensions, hereby permitted, shall be identical to those used for the existing building unless otherwise agreed in writing by the Local Planning Authority.
(Reason - To ensure the appearance of the development blends in with the existing building and surrounding area.)
 3. The stained boarding to be used for the cladding of the side extension, hereby permitted, shall be painted white to match the existing house unless otherwise agreed in writing by the Local Planning Authority.
(Reason - To ensure the appearance of the development blends in with the existing building and surrounding area.)
 4. No windows, doors or openings of any kind shall be inserted into the first floor east elevation of the side extension, hereby permitted, unless expressly authorised by planning permission granted by the Local Planning Authority in that behalf.
(Reason - To safeguard the privacy of occupiers of the adjoining properties.)
 5. The first floor bathroom window in the north elevation of the side extension, hereby permitted, shall be fitted and permanently maintained with obscure glass.
(Reason - To safeguard the privacy of occupiers of the adjoining property.)

Reasons for Approval

1. The development is considered generally to accord with the Development Plan and particularly the following policies:
 - **Cambridgeshire and Peterborough Structure Plan 2003:** P7/6 (Historic Built Environment) and P1/3 (Sustainable Design in Built Development)
 - **South Cambridgeshire Local Plan 2004:** EN30 (Development in Conservation Areas) and HG12 (Extensions within Village Frameworks)

2. The development is not considered to be significantly detrimental to the following material planning considerations which have been raised during the consultation exercise:
 - Residential Amenity
 - Visual Impact upon the Character and Appearance of the Conservation Area and Street Scene

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

- Cambridgeshire and Peterborough Structure Plan 2003
- South Cambridgeshire Local Plan 2004
- Planning File References SC/0112/66/D & S/0107/06/F

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