



Planning Committee Date Report to	18 th January 2023 South Cambridgeshire District Council Planning Committee
Lead Officer	Joint Director of Planning and Economic Development
Reference	22/04826/HFUL
Site	77 Church Lane
Ward / Parish	Girton
Proposal	Demolition of detached garage and construction of a single storey side extension and rear extension and loft extension with rear facing dormer window
Applicant	Mr. Ammar Al Asaad
Presenting Officer	Charlotte Spencer
Reason Reported to Committee	Application submitted by an officer of the Council
Member Site Visit Date	N/A
Key Issues	1. Design, Layout and Scale 2. Residential Amenity
Recommendation	APPROVE subject to conditions

1.0 Executive Summary

- 1.1 The application seeks planning permission to demolish the existing garage and erect a single storey side and rear extension and loft extension with rear facing dormer window.
- 1.2 Officers consider that the proposal would have an acceptable impact on the character and appearance of the existing dwelling, street scene and surrounding area. In addition, it is considered that it would have an acceptable level of impact on the residential amenity neighbouring properties.
- 1.3 Officers recommend that the Planning Committee approve the application.

2.0 Site Description and Context

None relevant	X	Tree Preservation Order	
Conservation Area		Local Nature Reserve	
Listed Building		Flood Zone	1
Building of Local Interest		Green Belt	
Historic Park and Garden		Protected Open Space	
Scheduled Ancient Monument		Controlled Parking Zone	
Local Neighbourhood and District Centre		Article 4 Direction	

- 2.1 The application relates to a detached bungalow located to the east of Church Lane. The brick and tile dwelling is set back from the road by an area of hardstanding and soft landscaping which provides space for off street parking. To the rear lies a long garden which acts as private amenity space.
- 2.2 The application property is attached to No.79 Church Lane to the south and shares a side boundary with No.75 Church Lane to the north. To the rear lies Nos.1 and 3 Gifford Close.
- 2.3 The area is residential in character and appearance and the site lies within the Girton Development Framework.

3.0 The Proposal

- 3.1 The application is seeking planning permission to demolish the existing garage and erect a single storey side and rear extension and loft extension with rear facing dormer window.

3.2 The rear extension would span for a depth of 11.4 metres for a width of 5.1 metres, with a smaller 1.9 metre deep element adjacent to the boundary with No.79 Church Lane. It would be characterised by a hipped roof with a maximum height of 4.3 metres.

3.3 The roof space would be converted to habitable use and a dormer with a width of 1.4 metres, depth of 2.9 metres and height of 1.5 metres would be installed on the rear roof slope. A roof light would be installed to the front.

4.0 Relevant Site History

None relevant.

5.0 Policy

5.1 National

National Planning Policy Framework 2021

National Planning Practice Guidance

National Design Guide 2019

5.2 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

5.3 Supplementary Planning Documents

Biodiversity SPD – Adopted February 2022

Sustainable Design and Construction SPD – Adopted January 2020

Cambridgeshire Flood and Water SPD – Adopted November 2016

6.0 Consultations

6.1 Parish Council – No Objection

6.2 Application looks to be straight forward, would match the adjoining semi-detached dwelling and there is no feedback from neighbours.

7.0 Third Party Representations

7.1 No neighbour representations have been received.

8.0 Assessment

Design, Layout and Scale

- 8.1 Policy HQ/1 'Design Principles' provides a comprehensive list of criteria by which development proposals must adhere to, requiring that all new development must be of high-quality design, with a clear vision as to the positive contribution the development will make to its local and wider context.
- 8.2 The rear extension would be large and would have a depth greater than that of the existing property. However, it would be of a similar size and scale to both neighbouring properties. The roof would be set down from the main ridge and so it is considered that it would appear as a subservient addition. It would be located to the rear and so it would not be overly visible from the public realm.
- 8.3 The rear dormer would be limited in size and scale and would appear subordinate within the roof plane. It has been designed to match the existing dormer at the attached property at No.79 Church Lane. It is considered that the front roof light would have a limited visual impact.
- 8.4 Subsequently, it is considered that the proposal would have an acceptable impact on the character and appearance of the existing dwelling house, street scene and surrounding area. The proposal accords with Policy HQ/1 of the South Cambridgeshire Local Plan (2018).

Amenity

- 8.5 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.
- 8.6 Neighbouring Properties

Impact on No. 79 Church Lane
- 8.7 The smaller element of the rear extension would be built up to the shared boundary line with No.79. This element would mirror the depth of a similar lean-to extension at the neighbouring property and so would not project beyond it. There are doors from the rear of this extension which lead out to the garden. The larger extension would be located 2.4 metres from the shared boundary and project beyond the depth of no.79, which has also been extended. Given the separation between the properties, it is not considered the proposal would be overbearing or cause an unreasonable sense of enclosure to no.79. The application site is positioned to the north of no.79 and therefore, the proposal would not result in material overshadowing or undue loss of light. There are windows within the side elevation of the extension at no.79 facing the application site which appear to serve a kitchen. The proposal would also seek to install openings

(windows and doors) within the side elevation facing no.79. However, there is an existing fence between the properties which would prevent material overlooking between the properties. On the whole, no concerns are raised with regard to the impact on the living conditions of the occupiers of no.79.

Impact on No.75 Church Lane

- 8.8 The extension would be located 1.1 metres from the shared boundary line with No.75 and 3 metres from this property. No.75 benefits from a large rear extension and so the proposal would not project beyond the rear of this property. It is also set slightly higher than the application site. There are two side windows facing the application property, one of which serves a non-habitable room. The other serves a habitable space to the rear of the property, however, this space also benefits from openings onto a rear conservatory which provides light into this area of the dwelling. In any event, due to the height of the extension and separation from the neighbour's flank wall, it would not lead to undue loss of light. Furthermore it would not be overbearing or cause an undue sense of enclosure to no.75. The extension would contain windows within the flank elevation facing this property however, there is a boundary fence which would prevent material overlooking between the properties.
- 8.9 Subsequently, it is not considered the proposal would materially harm the amenity of the living conditions of occupiers of neighbouring properties. The proposal would comply with Policy HQ/1 of the South Cambridgeshire Local Plan (2018).

Planning Balance

- 8.10 Having taken into account the provisions of the development plan, NPPF and NPPG guidance, as well as all other material planning considerations, the proposed development is recommended for approval.

9.0 Recommendation

- 9.1 **Approve** subject to:

The planning conditions as set out below with minor amendments to the conditions as drafted delegated to officers.

Planning 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.