

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Development and Conservation Control Committee
AUTHOR/S: Director of Development Services

7th June 2006

S/0739/06/F - Harlton
Extension and Pitched Roof Over Garage, 53 High Street for Mr and Mrs Hunnable

Recommendation: Approval
Date for Determination: 8th June 2006

Members will visit this site on Monday 5th June 2006.

Site and Proposal

1. Number 53 High Street is a detached dwellinghouse within the Harlton village framework with a generous curtilage extending to the rear of the property. Previously the property has been extended to the rear by way of a single storey lean-to element and there is an original double garage to the west. The rear garden is defined on both sides by mature hedges.
2. The full planning application received on the 13th of April proposes to extend the rear of the property by way of a two-storey hipped gable end with a depth of 6.4 metres and a height of 7.4 metres. In addition to the two-storey element it is proposed to add a pitched roof to the existing single storey element at the rear of the double garage.

Planning History

3. A planning application was received earlier this year (**S/0190/06/F**) for a similar extension, though with a full gable end and a first floor window in the west elevation. This application was withdrawn due to the fact that officers had concerns about the overlooking from the aforementioned window and the overall bulk of the development.

Planning Policy

4. **Policy HG12** 'Extensions and Alterations to Dwellings within Frameworks' sets out requirements for development of dwellings within frameworks having regard to impact upon neighbour amenity and the street scene.

Consultation

5. **Harlton Parish Council** recommends that the application be approved.

Representations

6. One letter of objection from the owner/occupiers of number 51 High Street, who object to the magnitude of the northerly projection of the extension. This extension is considered to break the nominal building line at the back of their house and will be double the depth of previous such northern extensions. The extension is considered to invade their privacy and to severely restrict light to their property for the majority of the year. It is also felt that the plans are misleading as they imply that there is space between the hedge and the two dwellings, which there is not. It is requested that the

rear extension be reoriented so as to reduce its overall depth. Concern is also expressed about the proposed pitched roof to the rear of the existing garage and whether this will exacerbate drainage problems.

7. One letter of support has been received from the owner/occupiers of 55 High Street, who note that some windows will face their property but they believe that they will have no impact upon them.

Planning Comments – Key Issues

8. Although Harlton Parish Council recommended that the application be approved the local member, Councillor Heazell, requested that the application be considered at Chairman's Delegation Meeting of the 19th of May. At this meeting it was decided that Members should consider the application at the next Committee meeting with a site visit.
9. Given the fact that the proposed extensions will be to the rear of the dwellinghouse and are not considered to have an unacceptable visual impact upon the street scene the main issue for Members to consider is the impact of the development on the amenities of the neighbouring properties.

Impact upon number 55 High Street

10. Although the bulk of the development will be over seven metres from the boundary with number 55 there will be a first floor bedroom window in the side elevation (bedroom 4). Given the fact the number 55 already has a rear extension of approximately three metres in depth and there is a tall hedge that defines the boundary any overlooking from the said window is not considered to be unacceptable.

Impact upon number 51 High Street

11. In terms of the mass of development the impacts will be greatest on the occupiers of number 51 due to the lower height of the site's western boundary hedge. Moreover unlike the situation with number 55 there is no two-storey built development to visually screen the proposed rear extension. Both numbers 53 and 51 have flat roof garages that separate the dwellinghouses and the distance from the proposed rear extension to the nearest habitable room windows in the rear elevation of number 51 is in excess of eight metres. Given the eastern orientation of the extension and the distance from habitable room windows the extension is not considered to have an unacceptable impact upon the levels of natural light to the rear openings of number 51.
12. The bulk of the extension will clearly be visible from the rear garden of number 51, and in particular from the patio area adjacent the boundary, though with the hipped roof and distance from the boundary the loss of early morning light is not considered to be sufficiently unacceptable to warrant the refusal of the application. Similarly, although the extension will be a visual presence in the rear garden of number 53 it is not considered to be sufficiently overbearing, given the distance from the boundary, to warrant the refusal of the application.

Recommendation

13. Approval – Subject to the following conditions

1. Standard Condition A – Time limited permission (Reason A);
2. Sc60 – Details of boundary treatment (East and west) (Rc60);
3. Sc22 – No additional windows at first floor level in the east and west elevations of the development (Rc22);

Reasons for Approval

1. The development is considered generally to accord with the Development Plan and particularly the following policies:
 - **South Cambridgeshire Local Plan 2004:**
HG12 (Extensions and alterations to dwellings within 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 including issues of overlooking and overbearing

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

- South Cambridgeshire local Plan 2004
- Planning File Ref: S/0190/06/F and S/0739/06/F

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