



Planning Committee Date	8 th March 2023
Report to	South Cambridgeshire District Council Planning Committee
Lead Officer	Joint Director of Planning and Economic Development
Reference	22/04758/HFUL
Site	64 Gables Close, Meldreth
Ward	Meldreth
Proposal	Single storey rear extension, raised rear garden to ground Level, removal of brick shed, installation of external ramp on south side of the house and Internal alterations.
Applicant	Mr Nathan Lund
Presenting Officer	Dominic Bush
Reason Reported to Committee	Land within ownership 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 permission for a single storey rear extension, raised rear garden to ground Level, removal of brick shed, installation of external ramp on south side of the house and Internal alterations.
- 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 of 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, 2, 3#	
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	

*X indicates relevance

- 2.1 The application relates to the existing semi-detached bungalow located to the North of Gables Close which also runs west, to the rear of the property. The property is set away from the road with an area of parking to the south, and a large area of public green space to the east. Whilst to the rear lies a residential garden which acts as private amenity space for the property.
- 2.2 The application property is attached to No.62 Gables Close to the North.
- 2.3 The surrounding area is residential in character and appearance and the site lies within the Meldreth Development Framework.

3.0 The Proposal

- 3.1 This application is seeking permission for a single storey rear extension, raised rear garden to ground Level, removal of brick shed, installation of external ramp on south side of the house and Internal alterations.

- 3.2 The proposed rear extension would project approx. 2.4 metres to the rear of the existing property, with a width of approx. 5.1 metres. It would be characterised by a gable roof with a maximum height of approx. 4.3 metres.
- 3.3 The proposed access ramp spans a length of approx. 13.4 metres and would be sited to the southern elevation of the property. It would be approx. 1.5 metres in width whilst the railings would have a maximum height of approx. 1.4 metres.

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 2021

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 Framework

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 comment

7.0 Third Party Representations

7.1 1 representation has been received.

7.2 Those in objection raised the following concerns with the proposal:

- Drainage
- Impact on neighbouring shed

8.0 Assessment

Design, Layout, Scale and Landscaping

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 District Design Guide SPD (2010) and Landscape in New Developments SPD (2010) provide additional guidance. The NPPF provides advice on achieving well-designed places and conserving and enhancing the natural environment.

8.3 The proposed rear extension to the existing property is considered modest in its scale in relation to the host dwellinghouse. It is approx. 5.1 metres in width and approx. 2.4 metres in depth with a dual pitched roof and rear facing gable end. The eaves height of this roof is approx. 2.7 metres, such that it matches the eaves of the existing property, whilst the proposed ridge height of the extension is approx. 4.3 metres. Therefore, the ridgeline is set down from the ridge of the existing property and is considered subservient in its scale.

8.4 The proposed access ramp will be located to the southern side elevation of the property. This ramp is approx. 13.4 metres in length and runs from the front of the property to beyond the rear elevation. The ramp and its handrail are approx. 1.5 metres in width from the side elevation of the property whilst the top of the handrails are approx. 1.4 metres in height.

8.5 Given the siting of the proposed development, in addition to the location of the existing property on the corner of Gables Close the proposed rear extension and the proposed access ramp will both be highly visible from within the public realm. The walls of the rear extension are proposed to be clad with white render which would be partly obscured from the public realm by existing boundary treatments. This material, together with matching roof tiles, is acceptable.

8.6 Overall, the proposed development is of a suitable design that would contribute positively to the existing dwelling and its surroundings. The

proposal is compliant with South Cambridgeshire Local Plan (2018) policy HQ/1.

Amenity

- 8.7 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.

Impact on No. 62

- 8.8 Given the siting of the proposed rear extension it is acknowledged that there would be a certain level of impact on No.62 to the North.
- 8.9 The extension is sited away from the shared boundary with this adjoining property by approx. 2 metres, It also has a dual pitched roof that slopes away from the rear elevation of the neighbouring property limiting its visual impact. The extension is also of limited depth (2.4m). As such it is not considered the proposed extension would be overbearing or cause an unreasonable sense of enclosure.
- 8.10 The proposed extension would not break a vertical 45-degree splay (horizontally or vertically) from any window within the rear elevation of No.62. Therefore, whilst it will cause a small degree of overshadowing to the garden due to its orientation south of the neighbour, this is not considered to be significant.
- 8.11 Given its single storey nature in addition to the existing boundary fence between the two properties it is considered that the proposed development would not cause any undue harm to the amenity of this neighbouring property through overlooking.
- 8.12 The proposal would result in the reduction in size of the garden area available to the dwelling, although much of the area of the extension is currently occupied by a ramp. The proposed works are also to improve the living conditions of the occupant who is disabled. As such, there is no objection to the proposal in terms of the amenity afforded to occupiers of the property.
- 8.13 The proposal adequately respects the amenity of its neighbours and of future occupants. Subject to conditions, the proposal is compliant with policy HQ/1 and the District Design Guide 2010.

Third Party Representations

8.14 The remaining third-party representations not addressed in the preceding paragraphs are summarised and responded to in the table below:

Third Party Comment	Officer Response
Impact on the drainage course of the bungalows	This is a building regulations issue and is not a material consideration in relation to this application.
Impact on the shed within the neighbouring garden	Representations have been made in respect of the party wall and rights to build up to / utilise adjoining building structures on the boundary of the application site. This is a civil matter between different landowners in which the local planning authority has no role. The Party Wall Act 1996 governs the process by which party walls and associated disputes are handled.

Planning Balance

- 8.15 Planning decisions must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38[6] of the Planning and Compulsory Purchase Act 2004).
- 8.16 It is considered that the design and scale of the proposed development is appropriate in relation to the host dwellinghouse as well as its surrounding context. Additionally, it is considered that the proposed development would not cause any harm to the amenity of neighbouring properties and improve the living conditions of occupiers of the dwelling.
- 8.17 Having taken into account the provisions of the development plan, NPPF and NPPG guidance, the views of statutory consultees and wider stakeholders, as well as all other material planning considerations, the proposed development is recommended for approval.

9.0 Recommendation

Approve subject to:

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

1. Time Limit

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. Drawings

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.