

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Development and Conservation Control Committee 2nd August 2006
AUTHOR/S: Head of Planning Services

**S/1155/06/F - Over
Extension to Dwelling, 1A Willingham Road, for Mr J Wynn**

**Recommendation: Approval
Date for determination: 8th August 2006**

Adjacent Conservation Area

Site and Proposal

1. The dwelling at 1A Willingham Road is two-storey with an attached single garage. The adjoining dwelling to the west, No.1, is also two-storey. Adjoining its eastern boundary, No.3 is a bungalow, as is No. 5 further east. To the north, the site adjoins a bungalow at 2, Fen End. To the south, the dwelling faces the village recreation green.
2. The full application, dated 30th May 2006, proposes the erection of a first floor extension over the garage to provide a 4th bedroom and en-suite WC. The ridge height is shown to match the existing main house, at 7.0m. The extension would come no closer to the eastern boundary with No.3. The ridge height would increase from 4.9m at present to 7.0m. The eaves height would rise from 2.5m to 4.4m. The length would enlarge from 5.5m to 7.8m. The extension has been designed to have a low dormer window in the front elevation and a similar window plus a velux-type window in the rear elevation.

Planning History

3. In 2002, planning permission was granted for the demolition of the then existing bungalow and its replacement with two dwellings (**S/2151/01/F**). Condition 3 required the ridge and eaves height of the nearest part of the new dwelling on Plot 2 to match those of the bungalow at No.3. Amended house types were approved subsequently (**S/1724/02/F**). This consent has been implemented.
4. Planning permissions have been granted, last year, for the extension of the bungalow at No.3 to form a two-storey dwelling (**S/0451/05/F**) and this year, for the demolition of the bungalow and its replacement with a house (**S/0092/06/F**). Neither of these permissions has been implemented to date.

Planning Policy

5. The site lies outside but adjacent to the Over Conservation Area.

Cambridgeshire and Peterborough Structure Plan 2003:

6. **P1/3** (Sustainable Design in Built Development) A high standard of design and sustainability for all new development will be required

South Cambridgeshire Local Plan 2004

7. **HG12** – (Extensions and Alterations to Dwellings within Frameworks): Planning permission will not be permitted where:
1. The design and use of materials would not be in keeping with local characteristics;
 2. The proposals would seriously harm the amenities of neighbours;
 3. There would be an unacceptable loss of off-street parking or garden space within the curtilage;
 4. There would be an unacceptable visual impact upon the street scene; boundary treatment would provide an unacceptable standard of privacy and visual amenity.
8. **EN30** (Development in Conservation Areas) – proposals in conservation areas, or affecting their setting, will be expected to preserve or enhance the special character and appearance of the area, especially in terms of their scale, massing, roof materials and wall materials. Schemes that do not specify traditional local materials or details that do not fit comfortably into their context will not be permitted.

Consultations

9. **Over Parish Council** – recommendation of refusal. The PC has commented, “We understand that the original planning consent stipulated a lower roof line in keeping with neighbouring properties. As a result of creeping development, the street scene around The Green (a conservation area) is changing”.
10. **Conservation Manager** – No objection. He comments that the dwellings along the north side of Willingham Road have the potential to affect the setting of the Conservation Area. The Recreation Ground is a relatively large piece of open ground, and the increase in two storey dwellings on Willingham Road has the potential advantage of providing greater enclosure to this space. The Victorian houses on the west side of Long Furlong already achieve this effect.

Representations

11. None received.

Planning Comments

Impact on No.3 Willingham Road

12. The proposal should be assessed against both the existing bungalow at No.3 and the replacement house consented on this site under S/0092/06/F. The existing bungalow has no openings in the gable end facing the site. The proposed rear extension will align with the rear elevation of the existing bungalow. In my opinion this will not result in any undue loss of daylight, sunlight or overbearing impact to this property. Overlooking of the garden area of No.3 from the proposed rear-facing bedroom window would be at an oblique angle and would not be seriously harmful to privacy. The consented house is shown to extend further at the rear and to have no windows to habitable rooms in its facing elevation. Again, it is unlikely that any harm to the amenities of future occupiers of this dwelling would result from the proposed extension.

Effect on the street scene and setting of the Conservation Area

13. The existing dwelling sits well with the bungalow at No.3, as the design was carefully controlled under planning permission S/2151/01/F. The increase to two-storey on this side will result in a less harmonious relationship when viewed from Willingham Road, as noted by the Parish Council. However, with the varied mix of dwelling heights on this section of Willingham Road, and the benefit of an increased enclosure to the setting of The Green and the Conservation Area, on balance I do not consider that a refusal of planning permission could be sustained in this instance.

Recommendation

Approval, subject to the following conditions:

1. Standard Condition A – Time limited permission (RcA);
2. Sc19 (matching materials) Rc19

Informatives

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**
P1/3 (Sustainable Design in Built Development)
 - **South Cambridgeshire Local Plan 2004**
HG12 (Extensions and Alterations to Dwellings within Frameworks)
EN30 (Development in Conservation Areas)
2. The development is not considered to be significantly detrimental to the following material planning considerations which have been raised during the consultation exercise:
 - Visual impact on the locality
 - Impact upon setting of adjacent Conservation Area

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

- South Cambridgeshire Local Plan 2004
- Cambridgeshire and Peterborough Structure Plan 2003
- Planning file Ref. S/1155/06/F, S/2151/01/F, S/0451/05/F, S/0092/06/F, S/1724/02/F

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