

## **SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

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

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2<sup>nd</sup> June 2004

### **S/0784/04/F – Waterbeach**

### **ERECTION OF TWO STOREY FRONT EXTENSION, 53 WINFOLD ROAD WATERBEACH FOR MR AND MRS M CHESTER**

#### **Recommendation: REFUSAL**

#### **Site and Proposal**

1. The application property is an end of terrace, two-storey property. The attached property, No 55 Winfold Road is located south of the site while the flank elevation of the dwelling and proposed extension faces the rear garden of No 51 Winfold Road. This property is located to the north.
2. This full planning application received on the 15<sup>th</sup> April 2004 proposes the erection of a two-storey front extension that projects across the width of the property. The extension measures 3.2 metres in length and is to have a hipped roof, the ridge height of which measures 6.5 metres in height. As part of this application two additional windows are to be inserted in the north facing, flank elevation of the original dwelling. The ground floor window will serve the dining room while the proposed first floor window will serve a bedroom.

#### **Planning History**

3. None relevant

#### **Planning Policy**

4. **Policy HG12 ‘Extensions and Alterations to Dwellings within Frameworks’** of the South Cambridgeshire Local Plan 2004 sets out the requirements that must be met in order for proposals to extend or alter dwellings within village frameworks to be considered for approval.
5. **Policy P1/3 ‘Sustainable Design in Built Development’** of the Cambridgeshire and Peterborough Structure Plan 2003 requires a high standard of design for all new development that responds to the local character of the built environment and details aspects of design to be considered.

#### **Consultation**

6. **Waterbeach Parish Council** recommends approval

#### **Representations**

7. At the time of writing this report no representations had been received. The neighbour consultation period expires on 20<sup>th</sup> May. Any comments that are received will be reported verbally to Members.

### **Planning Comments – Key Issues**

8. The key issues to consider in relation to this application are the impact of the extension on the residential amenities of the neighbouring properties and the character and appearance of the street scene.

### ***Neighbouring Residential Amenities***

9. Given the application sites physical relationship with the adjoining properties, it is considered that the proposed two storey front extension will mostly affect the attached property, No 55 and the neighbouring dwelling located to the north, No 51 Winfold Road.
10. No 51 is rotated through 90 degrees and consequently the rear elevation and short rear garden, (measuring 10 metres in length) faces the flank elevation of the existing dwelling and proposed extension. The rear boundary of No 51 is lined with a 3 metre high conifer hedge which provides some visual screening. The first floor and roofline of the application property is however still clearly visible.
11. While the ridgeline of the proposed structure is lower than that of the main dwelling, the extension will extend a considerable distance along the rear boundary of No 51, (combined length of house and extension will project 7.8 metres along the common boundary that measures 11.4 metres). Given the length of No 51's rear garden and the height and mass of the existing and proposed structures it is considered that the proposed extension will form an unduly overbearing feature that will create an enclosed and oppressive feel when viewed from within the neighbours rear garden.
12. Having viewed the application site from within the neighbours rear garden the proposed first floor flank window that will serve the existing bedroom will directly overlook the garden area and rear elevation of No 51. At present there are no flank windows in the application property and this new opening will significantly increase the overlooking potential of the property, to the detriment of the neighbours residential amenity.
13. With regard to the attached property, the proposed extension that measures 3.2 metres in length and extends across the full width of the property will appear overly dominant. These terraced properties are relatively small and while the nearest ground floor window serves a kitchen and the two first floor windows both serve the same bedroom, it is considered that, due to its length and proximity to the boundary the proposed extension would again appear unduly overbearing.

### **Impact on street scene**

13. The building line of this terrace is staggered, with Nos. 59-61 set approximately 3 metres closer to the highway. While the roof design of the extension helps reduce the impact of the extension on the neighbouring properties, the introduction of a hipped roof fails to respect the local characteristics of the surrounding built environment. The extension will be clearly prominent and the hipped roof will form an incongruous feature when viewed against the existing terrace. As stated above the building line of the terrace is staggered. An extension of the size proposed is however considered out of scale and if approved, may set an unfortunate precedent.

## **Recommendation**

### **14. Refusal**

- 1) The proposed extension, by reason of its height and length, would form an overbearing and unduly dominant feature when viewed from within the rear garden of No 51 Winfold Road and from the adjacent property No. 55 Winfold Road. The proposed north facing bedroom window to be inserted in the original dwelling will also provide clear views into the rear garden No. 51 Winfold Road. The loss of privacy and overbearing nature of the extension will detrimentally affect the residential amenities of Nos. 51.and 55.
- 2) The proposed extension, by reason of its height, mass and location will form an overly prominent feature within the street scene. While the hipped roof helps reduce the impact of the extension on the neighbouring properties, this design feature is not common to the terrace and will appear out of character when viewed from within the street scene. The proposed extension, by means of its size, also fails to respect the character of the original dwelling and will appear out of scale.

The proposed extension is therefore considered contrary to Policy HG12 of the South Cambridgeshire Local Plan 2004 and Policy P1/3 of the Cambridgeshire and Peterborough Structure Plan 2003.

**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 Application File S/0784/04/F

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