

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Development and Conservation
Control Committee

2nd June 2004

AUTHOR/S: Director of Development Services

S/0373/04/F – OVER EXTENSION, OUTBUILDINGS AND CHANGE OF USE AT 8 ELSTOW CLOSE, OVER FOR J. LAMOON

Recommendation: Refusal

Members will visit this site on Tuesday 1st June 2004.

Site and Proposal

1. 8 Elstow Close is a modern two-storey detached dwelling situated on a corner plot at the intersection of Anglesey Way and Elstow Close, Over. Public Footpath No. 2 runs along the pavement to the south and south-east of the dwelling, before crossing to the opposite side of Anglesey Way further north. To the east of the dwelling is a brick wall some 1.8m in height, which encloses the side garden of the property. To the east of this brick wall is a strip of land measuring up to 2.6m in width and 13.5m in length within the ownership of the applicant, but outside the current residential curtilage of the dwelling. An established hedge is present on this land. Separating this land from Anglesey Way is a grass strip of land approximately 2m in width, not within the ownership of the applicant.
2. It is noted that the adjacent property to the north (No. 1 Hemington Close) also has an unenclosed strip of land to the east of the dwelling, although of narrower width. Dwellings along Anglesey Way are characterised by open frontage layouts.
3. This full planning application received on 26 February 2004, proposes the erection of a single storey rear extension to the dwelling, alterations to the front elevation of the dwelling to create a front gable and bay windows, and a timber lean-to entrance and bike store and brick and tiled workshop on the east side of the dwelling. In addition a change of use is proposed to the land to the east of the existing brick boundary wall from amenity to garden land. The proposed workshop will require the demolition of a section of garden wall and will be constructed partly on amenity land.

Planning History

4. Planning permission was given for an extension to the dwelling in 1989 (**Ref: S/0187/87/F**). It is also noted that the original garage on the property has been converted into additional accommodation under permitted development rights.
5. Planning permission was given for the erection of the dwelling as part of a larger estate in 1978 (**Ref: S/1293/78/F**). The layout plan for the estate illustrates that land to the east of the existing side boundary wall was not intended to form part of the residential curtilage of the adjacent dwelling, and was intended to be landscaped.

Planning Policy

5. **Policy HG12 ‘Extensions and Alterations to Dwellings within Frameworks’** of the Local Plan establishes that proposals to extend dwellings should have regard to the issues of scale, design, materials and the degree of impact upon surrounding properties and street scene.
7. **P1/3 – Sustainable Design in Built Development** of the Cambridgeshire and Peterborough Structure Plan 2003 (“The County Structure Plan”) 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

8. **Over Parish Council** – No recommendation
9. **Cambridgeshire County Council, Definitive Map Officer** – No objection. In the event that the application is approved, they recommend the use of informatives to maintain access to public footpath No. 2 Over.
10. **Councillor Monks** – Recommendation of Approval
Representations
11. None received.

Planning Comments – Key Issues

12. The key issue in relation to the proposal is the impact of the proposed extensions and outbuildings on the visual amenities of the streetscene. Other important considerations are impacts on the residential amenity of adjacent properties and the accessibility of the adjacent public footpath.
13. I have no objection to the proposed alterations to the front elevation of the dwelling, the single storey rear extension, timber lean-to entrance and bike store, and change of use of land to the side of the dwelling. These works are considered to have an acceptable visual impact on the streetscene, with no serious harm to the residential amenities of adjacent properties. The determination of the application thus rest on the issue of whether the proposed brick and tiled workshop has an adverse impact on the visual amenities of the streetscene along Elstow Close and Anglesey Way.
14. The Anglesey Way estate is characterised by open frontages along roads, and narrow grassed strips separating built development from the road on corner plots. The partial development of amenity land to the side of the dwelling, would represent a form of development out of keeping with this character. The position of the proposed workshop to the side of the dwelling, adjacent the side property boundary on a prominent corner location is also considered to introduce an alien and incongruous feature into the streetscene, inconsistent with the existing pattern of development within the area.

Recommendation

15. In light of concerns relating to impacts on the visual amenity of the streetscene, my recommendation is one of refusal.

Reason for Refusal

16. The proposed workshop by virtue of its size and siting on amenity land to the side of the existing dwelling and adjacent the side property boundary on a prominent corner plot, would introduce an alien and incongruous feature into the streetscene that does not relate well to the existing pattern of setback of development from surrounding roads, characteristic of this section of the Elstow Close/Anglesey Way estate in Over. The proposal would therefore be contrary to Policy P1/3 of Cambridgeshire and Peterborough Structure Plan 2003, which requires new development to respond to the local character of the built environment. The proposal is also contrary to Policy HG12 of the South Cambridgeshire Local Plan 2004 which states that extensions will not be permitted where there would be an unacceptable visual impact upon the streetscene.

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/0373/04/F
- Planning File Ref: S/1293/78/F

Contact Officer: Allison Tindale – Planning Assistant
Telephone: (01954) 713159