

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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**REPORT TO:** Development and Conservation  
Control Committee

2<sup>nd</sup> June 2004

**AUTHOR/S:** Director of Development Services

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### **S/0765/04/F – COMBERTON**

#### **EXTENSION AT 78 BARTON ROAD, COMBERTON FOR MR AND MRS LAYTON**

#### **Recommendation: Approval**

Members will visit this site on 1<sup>st</sup> June 2004

#### **Conservation Area**

#### **Site and Proposal**

1. No. 78 is a brick and slate two-storey semi-detached dwelling with a single storey rear protrusion, situated on the southern side of Barton Road, Comberton, adjacent the eastern boundary of the Comberton Conservation Area. The dwelling is set approximately 0.7m above street level. Adjoining the pair of semi-detached buildings, is an identical pair of semi-detached dwellings to the west and a pair of semi-detached dwellings of lower height to the east.
2. This full planning application was received on 14 April 2004 and proposes the demolition of the existing rear projection and the erection of a two storey side and rear extension with hipped roofs. The extension is intended for use as a kitchen, utility room, study with two bedrooms and bathroom above.

#### **Planning History**

3. Planning application **S/2068/03/F** for a two storey side and rear extension to the dwelling with apex roof was refused in November 2003 on the grounds that the proposal would have an adverse impact on the visual appearance of the streetscene, the character and appearance of the Comberton Conservation Area and an undue loss of privacy to the adjacent dwelling, No 76 Barton Road.

#### **Planning Policy**

4. **Policy HG12 'Extensions and Alterations to Dwellings within Frameworks'** of the South Cambridgeshire Local Plan 2004 ("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.
5. **Policy EN30 'Development in Conservation Areas'** of the Local Plan requires new development to preserve or enhance the special character and appearance of Conservation Areas especially in terms of their scale, massing, roof materials and wall materials.

6. **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.
7. **Policy 7/6 – Historic Built Environment** of The County Structure Plan specifies that Local Planning Authorities will protect and enhance the quality and distinctiveness of the historic built environment.

### **Consultation**

8. **Comberton Parish Council** – Recommendation of refusal. It states:
9. “This extension is still too big, although the roofline is improved. In this elevated position in a conservation area, this extension is inappropriate. It changes the character of the group of dwellings because it is not sympathetically extended to compliment the others. We refuse.”
10. **Conservation Manager** – No objection adding “the proposed extension will have no significant impact on the character of the Conservation Area, as it remains subservient to key streetscape elevations. The main issue would appear to be the relationship to the adjoining property.”
11. **Councillor Harangozo** – objects “I am very concerned about the loss of amenity to the neighbours east of the proposed extension. The extension is enormous, is hard up against the eastern boundary and also extends considerably beyond the rear of the adjacent property.
12. As a result, I feel strongly that the two storey extension is significantly overbearing on the neighbour’s garden of its massing and its proximity. Some loss of light to the neighbour’s garden and the south frontage of the house (with its patio door) is also inevitable when the sun is low and in the west, typically in spring and autumn but also in the summer to a lesser degree.
13. At the very least I would like to see the entire extension moved towards the front by at least 1-1.5m. This could be achieved without detrimental impact and would certainly reduce the impact on the neighbour. Alternatively, the rear extension should be reduced in sized”.

### **Representations**

12. Letter of objection received from the occupants of the adjacent dwelling, No 80 Barton Road on the following grounds:
  - Undue loss of light to No. 80, “the extension will cut out a significant amount of light from both my bathroom and upstairs landing window and our glazed back door and give my house a much gloomier aspect than it has at present. The fact that the extension is both closer to our house and goes back further at two storey’s, means that we would only get direct sunlight for a very limited part of the day to the upper window and no direct sunlight to the lower window or door. Because it is a semi-detached house we rely on light from this side of the house.”
  - The proposal is overbearing due to its size and position “very close to our shared boundary at two stories and will have a significant visual impact.”

13. A letter has also been received from the occupier of the adjacent dwelling, No 76 Barton Road, which states that they have no objection to the proposal, including the first floor window on the western elevation.

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

14. The key issues in relation to this proposal are impact on the character and appearance of the Comberton Conservation Area and the visual amenities of the streetscene, in addition to impact on amenities of adjacent properties.

#### **Impact on Conservation Area and Visual Amenities of Streetscene**

15. The extension is setback 2.3m from the front elevation of the dwelling, with a lower ridge height of 7.6m, compared to the existing ridge height of 8.4m. The front elevation of the extension has a hipped roof, of similar pitch to the existing roof of the dwelling. The extension will increase the width of the dwelling from 5.5m to 7.7m.
16. I am of the view that the proposal is compatible in appearance with the existing dwelling and adjacent pairs of semi-detached dwellings. As a result of the setback of the extension, its lower ridge height, similar roof pitch and use of matching materials, the proposal is considered to have an acceptable visual impact on the streetscene and preserve the character and appearance of the Comberton Conservation Area.
17. Given the different orientation, height and building materials between the pair of semi-detached dwellings Nos. 76-78 and 80-82, in addition to the minimum separation distance between dwellings Nos 78-80 of approximately 3m, the proposal will not, in my opinion create a cramped appearance in the streetscene.

#### **Impact on Neighbouring Residential Amenities**

18. The proposal is positioned approximately 3m to the west of No. 80 Barton Road. Along the western elevation of No. 80 are a ground floor and first floor window serving a bathroom and landing respectively, in addition to a glass door. Whilst the proposal will result in a loss of some light to these windows and door serving non-habitable rooms, this impact will not be of such significance as to warrant the refusal of the planning application. Impacts on the lighting of the adjacent property have been minimised by the setback between the two dwellings and hipped roof on the eastern elevation of the extension.
19. The extension will extend approximately 3m beyond the rear elevation of No. 80 and given the separation distance and orientation of the two dwellings is not considered to result in an undue loss of light to windows and doors along the rear elevation of No. 80. Nor is the proposed considered to serious harm the outlook of this dwelling.
20. The extension is setback 3.2m from the rear elevation of the adjacent dwelling, No. 76 Barton Road. This separation distance, in addition to the hipped roof on the western elevation of the extension is considered to prevent an undue loss of light to this dwelling.
21. First floor windows in the side elevations of the extension are to be obscure glazed to protect the privacy of adjacent dwellings. The proposed window in the rear elevation will face down the rear length of the garden and will not result in an undue loss of privacy for adjacent dwellings.

## Recommendations

22. Recommendation of approval subject to the following conditions.

### Conditions of Consent

1. Standard Condition A – Time limited permission (Reason A);
2. Sc5a – Details of materials for external walls and roofs (Rc5a<sup>ii</sup>);
3. Sc22 – No windows at first floor level in the east or west elevation of the development (Rc22);
4. Sc23 – First floor windows in the eastern and western elevation to be fitted and permanently maintained with obscure glass (Rc23).

### Informatives

### Reasons for Approval

1. The approved 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) and **P7/6** (Historic Built Environment);
  - **South Cambridgeshire Local Plan 2004: Policy HG12** (Extensions and Alterations to Dwellings within Frameworks) and **Policy EN30** (Development in Conservation Areas).
2. The proposal conditionally approved is not considered to be significantly detrimental to the following material planning considerations which have been raised during the consultation exercise:
  - Residential amenity including light and outlook issues
  - Siting and design
  - Visual impact on the locality
  - Impact upon character and appearance of Conservation Area
3. All other material planning considerations have been taken into account. None is of such significance as to outweigh the reason for the decision to approve the planning application.

**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/0765/04/F
- Planning file Ref: S/2068/03`/F

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