

## 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/0356/04/F – Haslingfield**

**Extension at Chestnut House, 45 New Road, Haslingfield for J Miller**

**Recommendation: Approval**

#### **Site and Proposal**

1. The site is a generous plot with a newly built two storey, six-bedroom house that was erected with planning permission in 2001. There is a 3 bay garage positioned to the front of the property with on-site turning space. There are numerous mature trees on the site along the front and western boundaries that have been retained, hence the positioning of the dwelling house, approximately 1.8 metres off the eastern boundary and 17 metres from the public highway.

The full planning application received 24<sup>th</sup> February 2004 proposed a two-storey rear extension. This was amended on 29<sup>th</sup> April 2004 to a rear single storey extension, creating an extended kitchen and dining area.

2. **Planning History**

**S/1556/01/F** – Erection of a house and triple garage. Approved.

#### **Planning Policy**

3. **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.
4. Structure Plan 2003 **Policy P1/3** requires a high standard of design, which responds to the local character of the built environment for all new development.

#### **Consultation**

5. **Haslingfield Parish Council** recommends refusal.  
*“The proposed increase in size of the building would make it out of proportion with the surrounding properties”*
6. **Trees and Landscape Officer** has no objections

#### **Representations**

7. One letter of objection was received from the occupiers of 1 Trinity Close with reference to the amended plans franked 29<sup>th</sup> April 2004 stating the proposal is

8. *“Too large for the available land and encroaches into the green area created by the back gardens of the surrounding properties”. The writers are also concerned that approval would prepare the way for a future application to build a second storey.*

Residents of Nos. 1A and 5 Trinity Close objected to the original two storey proposal. No comments have been received in respect of the amended scheme.

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

9. **Neighbour Amenity** – The house is a large dwelling and there are existing windows that look towards the bungalows at the rear. These were addressed at the time of the previous application S/1556/01F. The two storey proposed extension would have moved closer to the neighbouring properties and would have increased over looking. Having reduced the extension to single storey only it causes no further impact on the properties in Trinity Close by means of overlooking and as a result no loss of neighbour amenity, in my opinion.
10. **Loss of garden space** – The extension to the rear, which has a footprint of 4.8m x 3.9m, is to be built over what is currently used as terrace space. It is laid to concrete slabs in keeping with the materials of the house. There is garden land beyond this and remaining amenity space around the rear and western boundary of the site. I do not feel that the proposed extension encroaches adversely on to the garden and would not negatively impact upon the properties to the rear.
11. **Character** – The dwelling house is newly built and already of a large magnitude compared to the properties located behind it, of which there is a various arrangement of bungalows, semi detached and detached properties. However, the proposals located to the rear of the property, is not out of character with that of the existing house and is not evident from the street.

### **Recommendations**

12. Approve
1. Standard Condition A – Time limited permission (Reason A);
  2. SC19 – Materials to match existing (Reason RC19 and in accordance with the requirements of Policy HG12 of the South Cambridgeshire Local Plan 2004).

### **Informative**

#### **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).
  - **South Cambridgeshire Local Plan 2004: HG12** (Extensions and Alterations to Dwellings within Frameworks).

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 noise disturbance and overlooking issues
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:

- Planning File reference S/0356/04/F
- South Cambridgeshire Local Plan 2004
- Cambridgeshire and Peterborough Structure Plan 2003

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