

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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**REPORT TO:** Planning Committee

1<sup>st</sup> November 2006

**AUTHOR/S:** Executive Director/Head of Planning Services

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**S/1752/06/F - FOWLMERE**  
**Extension at 30 Pipers Close for Mr and Mrs J. Miller**

**Recommendation: Approval**

**Date for Determination: 31<sup>st</sup> October 2006**

### **Site and Proposal**

1. Number 30 Pipers Close is an ex-local authority dwellinghouse that is located in a ribbon of development extending to the southern most boundary of the Fowlmere village framework. The semi-detached dwellinghouse is set back from the highway (Chrishall Road) and is of a red brick construction with a tiled, hipped roof.
2. The full planning application received on the 5<sup>th</sup> September 2006 proposes to extend the dwellinghouse towards the south eastern neighbour by way of a two-storey hipped roof extension with a rear projecting gable, which has a ridgeline one metre lower than that of the main dwellinghouse. A single storey lean-to element extending approximately 3m to the rear links the rear gable with the rear elevation of the main dwellinghouse. In addition to an increase in the overall width of the front elevation by 4.4 metres, a single storey lean-to forward projecting extension, incorporating a porch area and part of the garage, is also proposed.

### **Planning History**

3. None.

### **Planning Policy**

*South Cambridgeshire Local Plan 2004*

4. **Policy HG12** 'Extensions and Alterations to Dwellings with Frameworks' sets out requirements for development of dwellings within frameworks having regard to impact upon neighbour amenity and the street scene.

### **Consultation**

5. **Fowlmere Parish Council** – Recommends that the application be refused, as it believes that the extension would be overbearing for neighbouring properties and an overdevelopment of the site. The Parish would be sympathetic to some form of extension but felt that the present application is too excessive.

## **Representations**

6. None received.

## **Planning Comments – Key Issues**

7. In response to the comments of the Parish Council the two issues for Members to consider in the determination of this application are whether the proposed extension would have a detrimental impact upon neighbour amenity and whether the development would constitute overdevelopment, and as such would have a detrimental visual impact upon the character of the area and the street scene of Pipers Close.

### ***Impact upon neighbour amenity***

8. The proposed extension would result in a two-storey expanse of wall within 0.5m of the boundary with number 31 Pipers Close, which is a house set back behind the front elevation of number 30.
9. In 1988 planning consent was granted for a garage and extension at number 31 Pipers Close, which has an asymmetrical ridged roof dropping away to the rear (S/1084/88/F). The set back nature of number 31 means that the proposed rear projecting gable of the extension would not extend beyond the rear elevation of number 31. Therefore the only area where the bulk of the development would be apparent to the neighbouring occupiers would be above the aforementioned pitched roof of the garage. The only opening in the side elevation of the neighbouring dwellinghouse is believed, based on the first floor plan of the application property, to be a landing window, which is approximately 4 metres from the boundary. Having regard to the nature of that opening and the existing built development adjacent to the boundary with number 30, I consider that the impact upon the amenities of the occupiers of number 31 Pipers Close is acceptable.
10. In addition to number 31 being set behind the front elevation of number 30, it is also elevated slightly higher, which would help to further limit the impact of the proposed extension on the neighbouring property. The two openings in the side elevation of the extension, which serve a bathroom and shower room, can be conditioned to be fitted and maintained with obscure glazing, if the application is approved.
11. The single storey element at the rear of the property, although to the south of the northern neighbour (number 29 Pipers Close), is not considered to have an unacceptable impact upon neighbouring amenity by virtue of its lean-to roof and modest depth.

### ***Visual impact upon the street scene through overdevelopment***

12. The accumulative visual impact of the aforementioned neighbouring extension and the proposed two-storey element on the street scene would undoubtedly result in a reduction in the gap between the two properties. However the visual impact that the rear projecting gable would have on the street scene is a very limited one as number 31 would screen it from views from the south. At first floor level the visual impact of the development is limited due to the fact that the neighbour's extension is single storey only, and the hipped roof, which is in keeping with the existing roof of the dwellinghouse, would limit the overall bulk of the extension.

13. Moreover the set back nature of the properties in the street scene means that those travelling along Chrishall Road would only be aware of the additional bulk of the extension when passing the property, as it would be screened by the existing dwellinghouse from the north and number 31 would in part screen views from the south. The lower ground level of the application site would also help to limit the visual impact of the development by keeping it lower, and thus visually separating it from the bulk of the neighbouring property.
14. Taking into account the physical relationship that number 30 Pipers Close has with the neighbouring property (number 31), and the distance (approximately 12 metres) that both dwellings are set back from the public highway, I do not consider that the proposed extension has an unacceptable impact upon neighbour amenity or the street scene of Pipers Close.

### **Recommendation**

15. Approval – subject to the following conditions:
  1. Standard Condition A – Time limited permission (Reason A);
  2. Sc5a – Details of materials for external walls and roofs (Rc5aii);
  3. Sc22 – No further windows at first floor level in the south east elevation of the development (Rc22);
  4. The bathroom and shower room windows at first floor level in the south east elevation of the development, hereby approved, shall be fitted and permanently maintained with obscure glazing (Rc22).

### **Reasons for Approval**

1. The development is considered generally to accord with the Development Plan and particularly the following policies:
  - **South Cambridgeshire Local Plan 2004:**  
**HG12** (Extensions and Alterations to Dwellings with Frameworks)
2. The development is not considered to be significantly detrimental to the following material planning considerations which have been raised during the consultation exercise:
  - Residential amenity (overbearing)
  - Visual impact on the locality (overdevelopment)

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

- South Cambridgeshire Local Plan 2004
- Planning File Ref: S/1752/06/F

**Contact Officer:** Edward Durrant – Planning Assistant  
Telephone: (01954) 713082