

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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**REPORT TO:** Planning Committee

6<sup>th</sup> December 2006

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

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**S/2025/06/F - FOWLMERE**  
**Extension, Amberley, Long Lane, for Mr and Mrs Roberts**

**Recommendation: Approval**

**Date for Determination: 15<sup>th</sup> December 2006**

**Notes:**

**This Application has been reported to the Planning Committee for determination because the applicant is a member of the Council.**

**Site and Proposal**

1. Amberley is a detached bungalow, with limited accommodation in the roof, located to the north of Long Lane, north west of Fowlmere village. To the west is a detached bungalow. To the east the site is bounded by a hedgerow beyond which is agricultural land. The property has been previously extended (see History below).
2. This application, registered on 20<sup>th</sup> October 2006, proposes the demolition of an existing flat roof rear dining room extension, which currently projects 3.7m from the rear of the dwelling, and its replacement by a larger dining room extension with a pitched and hipped roof.
3. The new extension will project 5.2m from the rear of the dwelling (an additional 1.5m) and will have a ridge height of 4.1m, 1.5m below the height of the main dwelling.
4. The property is located outside the village framework.

**Planning History**

5. There have been a number of previous planning consents for extensions to Amberley in the 1970's and 1980's, some of which were not implemented. The property has been extended in accordance with a 1986 consent (**Ref: S/1614/86/F**) which resulted in the original footprint of the dwelling being extended by almost 100%.

**Planning Policy**

6. **Policy HG13** of the South Cambridgeshire Local Plan 2004 states that extensions to dwellings in the countryside will be permitted where the proposed development would not create a separate dwelling or be capable of separation from the existing dwelling; the extension does not exceed the height of the original dwelling; the extension does not lead to a 50% increase or more volume or gross internal floor area of the original dwelling; the proposed extension is in scale and character with the existing dwelling and would not materially change its impact on its surroundings. In addition any proposal should accord with the criteria set out in Policy HG12 (neighbour impact etc).

## **Consultation**

7. **Fowlmere Parish Council** makes no recommendation stating, “ as Mrs Roberts is a member of Fowlmere Parish Council the whole meeting declared a personal and prejudicial interest and therefore no discussion took place on the application.”

## **Representations**

8. None received.

## **Planning Comments – Key Issues**

9. The proposed pitched roof extension will replace an existing flat roofed rear extension and will extend the depth of the dwelling on that side by an additional 1.5m.
10. Previous alterations and additions to the property have already resulted in a doubling of the footprint of the original dwelling. Although the volume of the original and proposed property has not been calculated the increase will be in excess of the 50% referred to in Policy HG13 of the Local Plan.
11. The 50% restriction was introduced to help maintain the stock of smaller and medium sized dwellings in the countryside, as well as to limit the impact of any extensions on the landscape. In this case, although the proposal will not comply with this particular criterion of Policy HG13, in so far as it exceeds the 50% figure, it will not result in the loss of a small or medium sized dwelling.
12. The site is screened on its southern boundary and the ridgeline of the proposed extension is 1.5m below that of the existing dwelling. Although part of the roof of the extension of the proposed extension may be visible when approaching the property from the south it will not materially change the impact of the dwelling on its surroundings. The use of matching materials for the roof will help reduce any impact further.
13. The design of the proposed extension is in keeping with the existing property, and whilst larger than the existing flat roofed dining room extension it will replace, it will enhance the appearance of the property. The net increase in footprint will be only some 5.4 square metres over the existing building.
14. The proposed extension will have no impact on adjacent residential properties.

## **Recommendation**

15. That the application be approved subject to the following conditions.
  1. SCA 3 Years RCA;
  2. The materials to be used for the proposed roof shall be identical to those used on the existing dwelling unless otherwise previously agreed in writing with the Local Planning Authority. (Reason – To ensure that the appearance of the extension blends with the existing dwelling and to minimise any visual impact of the proposal on the adjoining countryside.)

## **Informatives**

### **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:**  
**HG13** (Extensions to Dwellings in the Countryside)

**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 Files Ref: S/2025/06/F and S/1614/86/F

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