

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Development and Conservation
Control Committee
AUTHOR/S: Director of Development Services

4th August 2004

S/1080/04/F - Orwell
Extension to Bungalow to Form Two Storey Extension, 27 Hillside, for Mr Heffernan

Recommendation: Refusal

Members will visit the site on Monday 2nd August 2004.

Site and Proposal

1. 27 Hillside, Orwell is a semi-detached bungalow on the north west side of the A603 with a flat roofed garage attached to its south west elevation and a single storey flat roofed extension and conservatory to the rear.
2. This full application, registered on 24th May 2004, proposes extensions to form a two-storey dwelling consisting of a first floor above the garage and a flat roofed dormer window across the original rear roof slope of the bungalow. The extension above the garage will raise the height of the roof by 0.9 metres. The additional accommodation will provide two bedrooms, a bathroom and a store. Three windows will be inserted to the rear elevation of the extensions at first floor level. The application drawings show two obscure screens, projecting 0.5 metres from the rear wall of the dwelling, on the outer side of the two end box style dormer windows. An existing conservatory at the rear of the dwellings is to be demolished and replaced with a larger conservatory projecting 3.65 metres from the rear of the existing flat roofed extension.
3. To the northeast is 29 Hillside, the remaining half of the existing semi-detached property and to the southwest 25 Hillside a detached one and a half storey dwelling gabled end to the road.

Planning History

4. In April this year planning consent was refused for an identical extension although that proposal did not include the proposed screens to prevent overlooking (**Ref: S/0213/04/F**). The application was refused on the grounds that the proposal was contrary to the aims of Policy HG12 and HG13 of the South Cambridgeshire Local Plan 2004 in that the design was out of character with the existing dwelling and materially changed its impact on its surroundings, and that it would harm seriously the amenities of the occupiers of the dwellings to either side due to loss of privacy from overlooking.
5. An appeal has been lodged against that refusal.

Planning Policy

6. **Policy P1/2** of the Cambridgeshire and Peterborough Structure Plan 2003 ("The County Structure Plan") restricts development in the countryside unless it can be demonstrated to be essential in a particular location.
7. **Policy HG13** of the South Cambridgeshire Local Plan 2004 ("The Local Plan") 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 increase the height of the original dwelling; the extension does not lead to a 50% increase in volume or gross external floor area of the original dwelling; the proposed extension is in scale and character with the existing dwelling and will not materially change the impact of the dwelling on its surroundings and: has regard to the criteria set out in Policy HG12 of The Local Plan.
8. **Policy HG12** of The Local Plan states that planning permission will not be granted for the extension and alteration of a dwelling where the design and use of materials would not be in keeping with local characteristics; the proposal would harm seriously the amenities of neighbours through undue loss of light or privacy; being unduly overbearing in terms of its mass, or would adversely affect surrounding properties by virtue of its design, layout, location or materials; there would be an unacceptable loss of off-street parking or garden space within the curtilage; there would be an unacceptable visual impact upon the street scene; boundary treatment would provide an unacceptable standard of privacy and visual amenity.

Consultation

9. **Orwell Parish Council** recommends approval.

Representations

10. None received

Planning Comments – Key Issues

11. The key issues to be considered with this application are the impact of the proposal on the amenities of the occupiers of adjacent properties and the countryside having regard to the criteria set out in Policies HG12 and HG13 of the Local Plan.
12. At the present time the rear gardens of the properties to either side of the application site are not significantly overlooked by first floor windows of adjacent properties. No27 currently has no first floor accommodation. The proposal will lead to two windows serving bedrooms in the rear elevation at first floor level. Although the application drawings show two screens, projecting 0.5 metres from the rear wall of the dwelling, on the outer side of the two end box style dormer windows, it will not prevent unreasonable overlooking of the gardens of the properties to either side.
13. The proposed design of the extension with the flat roof box style dormer t ridge height and to the rear will result in an incongruous feature that will detract from the original character of the bungalow. In addition the increase in height of the roof at the southwest end of the existing dwelling will represent a prominent feature in the street scene that will upset the visual symmetry of this simple pair of semi-detached dwellings when viewed from Hillside. I am of the view therefore that the extension will

harm the character and appearance of the area both when viewed from the road and the rear gardens of neighbouring properties. The applicant has pointed out the existence of other properties in the line that have had similar extensions in the past. Members will be able to see these on site but in my view the location and impact of these differs from that now proposed, which must be considered on its merits and having regard to current policy considerations.

Recommendations

14. That the application be refused for the following reasons.
 1. No 27 Hillside, Orwell is a semi-detached bungalow located within a line of properties outside the village framework of Orwell. The proposed extensions to the existing bungalow are unacceptable in that the design is out of character with the dwelling, and in part involves the raising of the height of the existing roof, thereby materially changing the impact of the bungalow on its surroundings. For that reason the proposal is contrary to the aims of Policy HG12 and HG13 of the South Cambridgeshire Local Plan 2004.
 2. The proposal is unacceptable as it would harm seriously the amenities of the the occupiers to either side due to loss of privacy from overlooking by the introduction of bedroom windows in the rear facing elevation of the property, and by reason of its design, contrary to the aims of Policy HG12 of the South Cambridgeshire Local Plan 2004.

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 Application Files S/1080/04/F and S/0213/04/F

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