

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

7th November 2007

AUTHOR/S: Executive Director / Corporate Manager - Planning and Sustainable Communities

**S/1807/07/F – BASSINGBOURN-CUM-KNEESWORTH
Extensions and Associated Alterations to 104 North End
for Mr and Mrs McCraith**

Recommendation: Approval

Date for Determination: 14th November 2007

Notes:

This Application has been reported to the Planning Committee for determination because the applicant is an elected member of South Cambridgeshire District Council.

Site and Proposal

1. Number 104 North End is a two-storey detached property with a ridgeline running in an east to west direction, which is parallel to the northern and southern boundaries of its spacious residential curtilage. The dwellinghouse has a tiled roof and is finished in a white render with mature hedging forming the boundaries of the site. The vehicular highway and public footpath of North End are located to the west of the site and there is open agricultural land to the east. Although outside the Bassingbourn village framework the property is located between two residential properties that have boundaries abutting those to the north and south of the application site.
2. The application received on the 19th September 2007 proposes to extend the dwellinghouse by way of a single storey lean-to element that continues the eaves of the northern elevation's roofline down to a height of 2.6m. In addition to the single storey element a two-storey gable end, with a ridge height and eaves height of 8m and 4.5m respectively, is also proposed. This gable end will be centrally located within the northern elevation and has a depth of 3.5m (from the existing northern elevation) and a width of 6.4m. The extension will be finished in a roofing material and render to match that of the original dwellinghouse.

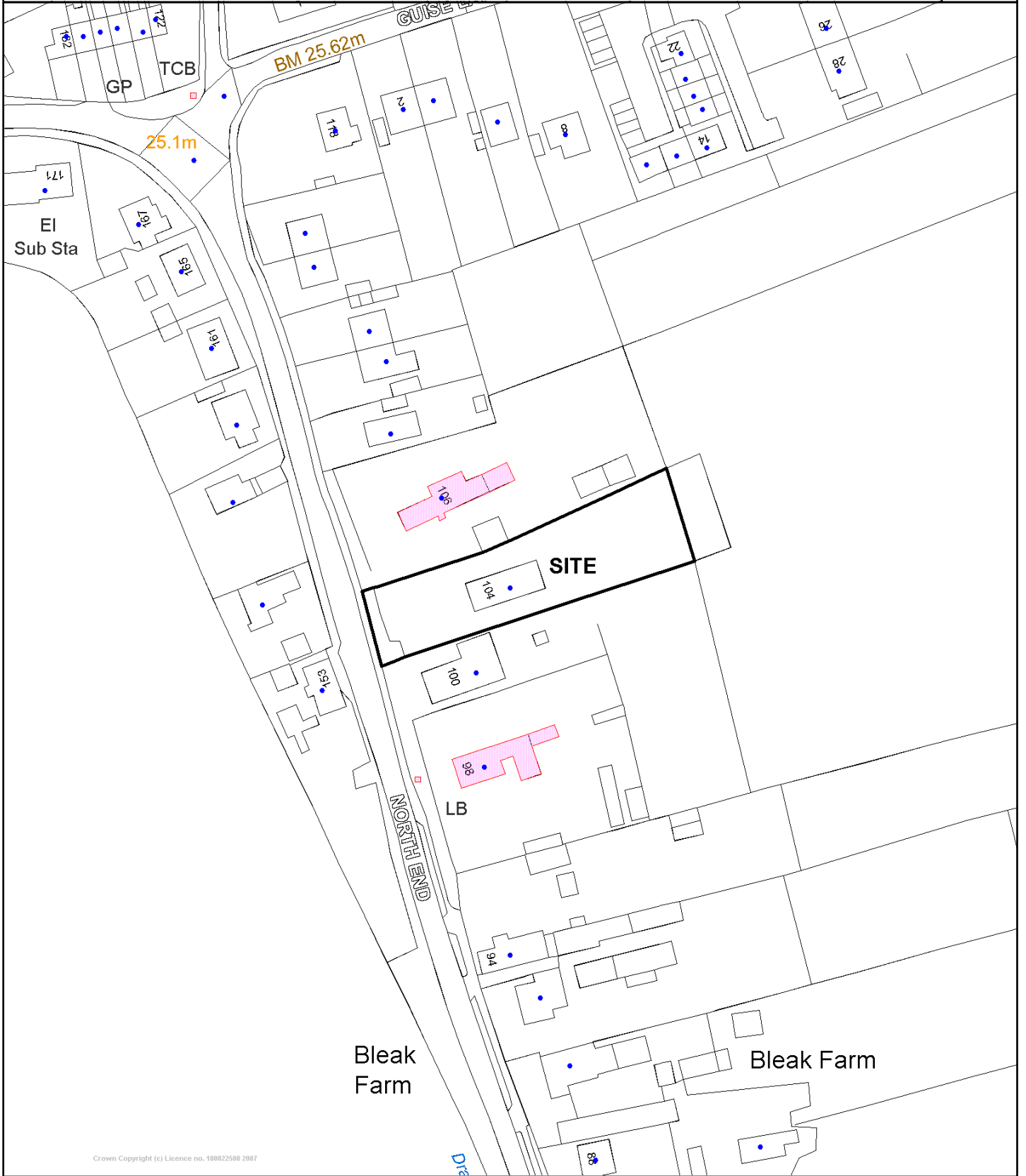
Planning History

3. Outline planning consent was originally granted for the property at 104 North End at appeal in 1990 (**S/2049/89/O**), with the reserved matters application having consent granted a year later (**S/0096/91/D**).

Planning Policy

Cambridgeshire and Peterborough Structure Plan 2003

4. **Policy P1/3** 'Sustainable Design in Built Environment' states that a high quality of design will be required for all new developments and promotes more compact forms of development through higher densities.



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November 2007 Planning Committee

Local Development Framework (Adopted July 2007)

5. **DP/2** 'Design of New Development' states that all new development must be of high quality design and should preserve or enhance the character of the local area.
6. **DP/3** 'Development Criteria' states that permission will not be granted for development that would have an unacceptable adverse impact upon issues such as residential amenity and village character.
7. **HG/6** 'Extensions to Dwellings in the Countryside' states that extensions to dwellings in the countryside will be permitted where the development is in scale and character with the existing dwelling and would not materially change the impact of the dwelling on its surroundings.
8. **CH4** 'Development within the Curtilage or Setting of a Listed Building' states that permission will not be granted for development that would adversely affect the curtilage or wider setting of a Listed Building.

Consultation

9. **Bassingbourn Parish Council** – Recommends that the application be approved.
10. **Conservation Manager** – Has no objection, though has requested that conditions be attached to any consent granted agreeing a sample of the roof tile and that all rooflights be conservation type and all windows to be painted timber.

Representations

11. Several representations have been received (E-mail and letter) from the owner/occupiers of the neighbouring listed building, 106 North End. Photographs have also been supplied, taken from the said neighbouring property, in order to illustrate the following objections:
 - (a) Loss of neighbour amenity through overlooking and the extension being unduly overbearing
 - (b) Impact upon the setting of the adjacent Grade II listed cottage (106 North End)
 - (c) Loss of property value and view
 - (d) Flooding
 - (e) Loss of screening
12. The neighbours have also questioned the accuracy of the plans that have been submitted.

Planning Comments – Key Issues

13. In determining this application I consider the material considerations to be whether the proposed extension would impact upon the setting of the adjacent listed building and whether it would have an unacceptable impact upon neighbour amenity.

Impact upon the setting of the adjacent listed building

14. Number 106 North End is a detached cottage set gable-on to the road. To the south of the dwellinghouse there is a tall, ridged roof double garage near to the boundary with the application site. The width of the listed cottage's curtilage is approximately

28m with the dwellinghouse being centrally located within it, leaving a distance of approximately 10m between the southern elevation of the listed cottage and the northern boundary of the application site. Given the degree of visual separation between the listed dwellinghouse and the application property the extension, which is subservient in form to the original dwellinghouse with the two-storey element screened by the aforesaid garage, is not considered to adversely impact upon the setting of the historic building.

Impact upon neighbour amenity – Overbearing

15. As with the impact upon the setting of the adjacent listed building the distances between the numbers 104 and 106 North End means that the impact upon neighbour amenity by virtue of the extension being overbearing is limited. Moreover although the two-storey element of the development will have a height of 8m the majority of its bulk will be located to the south of the neighbours' ridged roof garage at a distance of 1.3m from the northern boundary of the site. The rest of the development is single storey with an eaves height of 2.6m and will be almost entirely screened by the existing boundary hedge. In a telephone conversation with the neighbour concern was expressed about whether the boundary hedge would be retained. Given the distance between the development and the boundary hedge there is no reason why it should be lost. However in order to clarify this matter a boundary treatment condition will be attached to the decision notice if Members are minded to support the application.

Overlooking

16. In addition to the issue of being unduly overbearing concern has been raised about the potential to overlook the neighbouring property (number 106 North End). The proposed extension has openings that face both east and west, though the only north facing first floor openings are those of the new study and a rooflight to serve the existing en-suite, which already has a north-facing window.
17. Of these two openings the one with the greatest potential to overlook the neighbouring property is the window in the north elevation of the proposed study. Given the physical relationship between the extension and the neighbours' garage the view from the study window would be dominated by the roof of the garage, which has a ridge running from east to west. Any views of the front and rear of the neighbours' curtilage would only be possible at an acute angle. However given the distance between the first floor windows of both the properties it is considered appropriate to condition that this opening be fitted and permanently maintained with obscure glazing to limit the potential for overlooking.

Other issues

18. The neighbours have stated that during periods of heavy rain their property has flooded, and they are concerned that the additional built development would exacerbate this problem. Although the site does not fall within a flood plain it is considered reasonable to attach a condition requiring details of the surface water drainage to be submitted for approval. The final point relates to the neighbour's concern that the submitted plans do not accurately show the size of the property. In response to this the applicants' agent has confirmed that the plans are based on a survey of the site that he carried out himself.

Recommendation

19. Approval

Conditions

1. Standard Condition A – Time limited permission (Reason A)
2. Sc5a – Details of materials for roofs and windows (including rooflights)(Rc5a(ii))
3. The first floor window in the north elevation of the extension, hereby permitted, shall be fitted and permanently maintained with obscured glass.
(Reason - To safeguard the privacy of occupiers of the adjoining property – In accordance with policy DP/3 of the South Cambridgeshire Local Development Framework 2007.)
3. Sc60 – Details of northern boundary treatment (Rc60)
4. No development shall commence until details of surface water drainage have been submitted to and approved in writing by the Local Planning Authority; the development shall be carried out in accordance with the approved details.
(Reason - To ensure satisfactory drainage of the site.)

Reasons for Approval

1. The 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)
 - **Local Development Framework; Core Strategy and Development Control Policies 2007**
DP/2 (Design of New Development)
DP/3 (Development Criteria)
HG/6 (Extensions to Dwellings in the Countryside)
CH/4 (Development Within the Curtilage or Setting of a Listed Building)
2. The development is not considered to be significantly detrimental to the following material planning considerations which have been raised during the consultation exercise:
 - Impact upon neighbour amenity – unduly overbearing and overlooking
 - Impact upon setting of adjacent listed building

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

- South Cambridgeshire Local Development Framework Core Strategy (adopted January 2007) and Development Control Policies (adopted July 2007)
- Cambridgeshire and Peterborough Structure Plan 2003
- Planning File Ref: S/1807/07/F

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