

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

2nd July 2008

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

S/0632/08/F – SAWSTON Extension - No 25 Granta Road, for Miss Bradford

Recommendation: Refusal

Date for Determination: 28th May 2008

Notes:

This Application has been reported to the Planning Committee for determination because the Officer recommendation is contrary to the response of the Parish Council, at the request of District Councillor Dr Bard, and following consideration of the application at the Chairman's Delegation Meeting held on 2nd June 2008

Members of Committee will visit the site on Wednesday 2nd July 2008

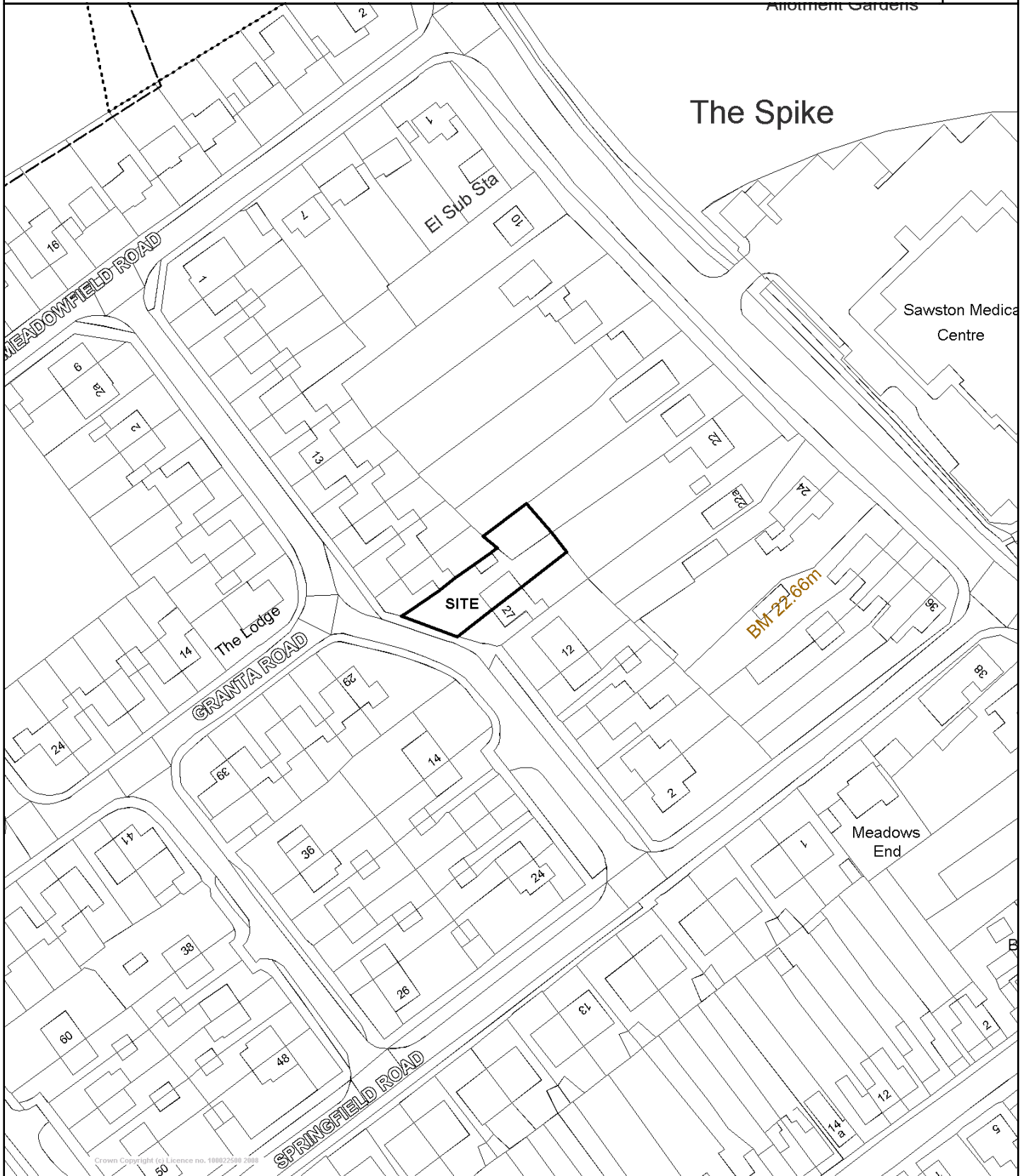
Site and Proposal

1. The application site falls within the Sawston village framework and the residential area south west of London Road. Properties in the locality are predominately semi-detached properties of varying size and styles. No 25 is a two storey semi-detached chalet-style dwelling in a pair with No 27 and it has a detached garage along the northwestern boundary. The dwelling at No 23 Granta Road, which is situated to the northwest, is set forward of No 25.
2. The full application, submitted on 2nd April 2008, is a resubmission following a refusal of the previous application reference S/0339/07/F. It proposes to erect a 2 storey side extension with an integral garage projecting to the front. The length of the proposed extension would be 10m on the ground floor and 4.6m on the first floor set 1.05m from the north west boundary. The 2 storey extension would be set down from the original ridge by 1.5m and the first floor rear dormer window would be set back from the rear elevation by 1m. Comparing to the previous proposal, the length of the first floor side elevation is reduced from 6m to 4.6m.

Planning History

3. **S/0339/07/F** – Application for 2 storey side extension was refused on the grounds of affecting residential amenity interests to the occupiers of No 23 Granta Road by being overbearing and reducing light to the garden area of No 23. An appeal was dismissed. The Inspector commented:

“Because of its size and positioning I consider that it would over-shadow the private, sitting-out area and patio doors at the rear of this neighbouring property, and reduce the amount of morning sunlight and general daylight reaching these areas.



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Furthermore, the appeal proposal would bring an appreciable amount of additional bulk much closer to No 23 than is currently the case. Again, because of the relative positioning of the dwellings it is my view that the extension would appear visually intrusive to these neighbouring residents, when viewed from the garden, the ground floor and from the first floor projecting dormer.

In view of these points I conclude that the proposed extension would have an adverse impact upon the living conditions of the occupiers of No 23, through overshadowing and over-bearing presence. As a result it would conflict with South Cambridgeshire Development Control Policy DP/3 which, amongst other matters, requires new development to not have an unacceptable adverse impact on residential amenity.”

He did not consider that the extension would appear out of keeping with the general character of the area.

Planning Policy

4. **Policy DP/2** of the LDF Development Control Policies DPD 2007 states that all new development must be of high quality design.
5. **Policy DP/3** of the LDF Development Control Policies DPD 2007 resists development that would have an unacceptable adverse impact on, amongst others, residential amenity.

Consultations

6. **Sawston Parish Council** recommends approval.

Representations

7. Letter of objection has been received from the occupier of No 23 Granta Road that the proposal would affect natural light to the ground floor bedroom/study and would result in overshadowing and loss of light to the sitting-out area. The proposed extension would be intrusive given that it would only be set away from the boundary with No 23 by 1m.
8. Councillor Bard supports the application and considers that the objection of overbearing is exaggerated. Given that there is no objection from the Parish Council and neighbours, the matter is largely a matter of opinion. No 25 is staggered in relation to the neighbour at No 23 who would be most affected and whilst the extension would be clearly visible from the garden of No 23, he considers that the proposal would not cause loss of light. There is other much bulkier development approved on this estate including new dwellings (ref S/1606/04/F and S/0313/04/F). He is also concerned that the applicant has revised the scheme to reduce the bulk by altering the roofline and reducing the protrusion from the main building. It is believed that the modification had the support of the Area Team.

Planning Comments – Key Issues

9. The key issue to consider in the determination of this application is the impact upon the residential amenities of No 23 Granta Road.

Residential amenity interests

10. The proposed 2 storey side extension would be 6.6m high to the ridge, set 1.5m below the original ridgeline and set 1m away from the common boundary with No 23.

The proposed extension has a length of 10m on the ground floor and 4.6m long on the first floor. Although the scheme has been revised to reduce the bulk and mass by lowering the ridge height and reducing the length of the first floor extension from 6m to 4.6m, the proposed extension with a full gable would be visible from the garden area at No 23 Granta Road, by virtue of the fact that the front elevation of No 25 is set behind the line of the original rear elevation of No 23. .

11. No 23 has a single storey side element with study/bedroom patio doors adjacent to the common boundary, and first floor windows in the rear elevation. The proposed extension would also be visible from the rear windows of this neighbouring property.
12. The proposed extension is to the southeast of No 23 and the sitting-out area is immediate adjacent to the boundary. Due to the positioning and orientation of Nos 23 and 25, the extension will overshadow and cause loss of light to the private garden area of No 23.
13. Although the scale of the proposed development has been reduced following the refusal of the previous application, I do not consider that the scheme as submitted overcomes the harm identified by the Inspector. The proposal is considered to be harmful to residential amenity through its overbearing impact and loss of light.
14. I had discussions with the applicants following the appeal decision; however, I have not seen an acceptable scheme that would overcome the previous reason for refusal and the Inspector's comments. A further revised proposal was forwarded to the Area Team before the 2nd June 2008 Chairman's Delegation Meeting. It has not been dealt with as an amendment given that the revised proposal would have adverse neighbouring impact and the amendment consultation would go beyond the date for determination. The application is considered as submitted.

Recommendation

- 15 Refuse

Reason for Refusal

The proposed 2 storey side extension, by virtue of its height, length and proximity to the northwestern boundary, would appear unduly dominant and overbearing in the outlook from, and would reduce light to, the garden area of the neighbouring property, No. 23 Granta Road. The proposal is therefore contrary to Policy DP/3 of the South Cambridgeshire Local Development Framework Development Control Policies Development Plan Document 2007 which states that planning permission will not be granted where the proposed development would have an unacceptable adverse impact on residential amenity.

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

- South Cambridgeshire Local Development Framework (LDF) Development Control Policies, Development Plan Document, adopted July 2007
- Planning Files Ref: S/0339/07/F and S/0632/08/F

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