

## **SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

---

**REPORT TO:** Planning Committee

1<sup>st</sup> October 2008

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

---

### **S/1221/08/F - GAMLINGAY**

**Extension at 3 Coach House Court, The Maltings, Gamlingay  
(Mr and Mrs Glocking)**

**Recommendation: Approval**

**Date for Determination: 7<sup>th</sup> September 2008**

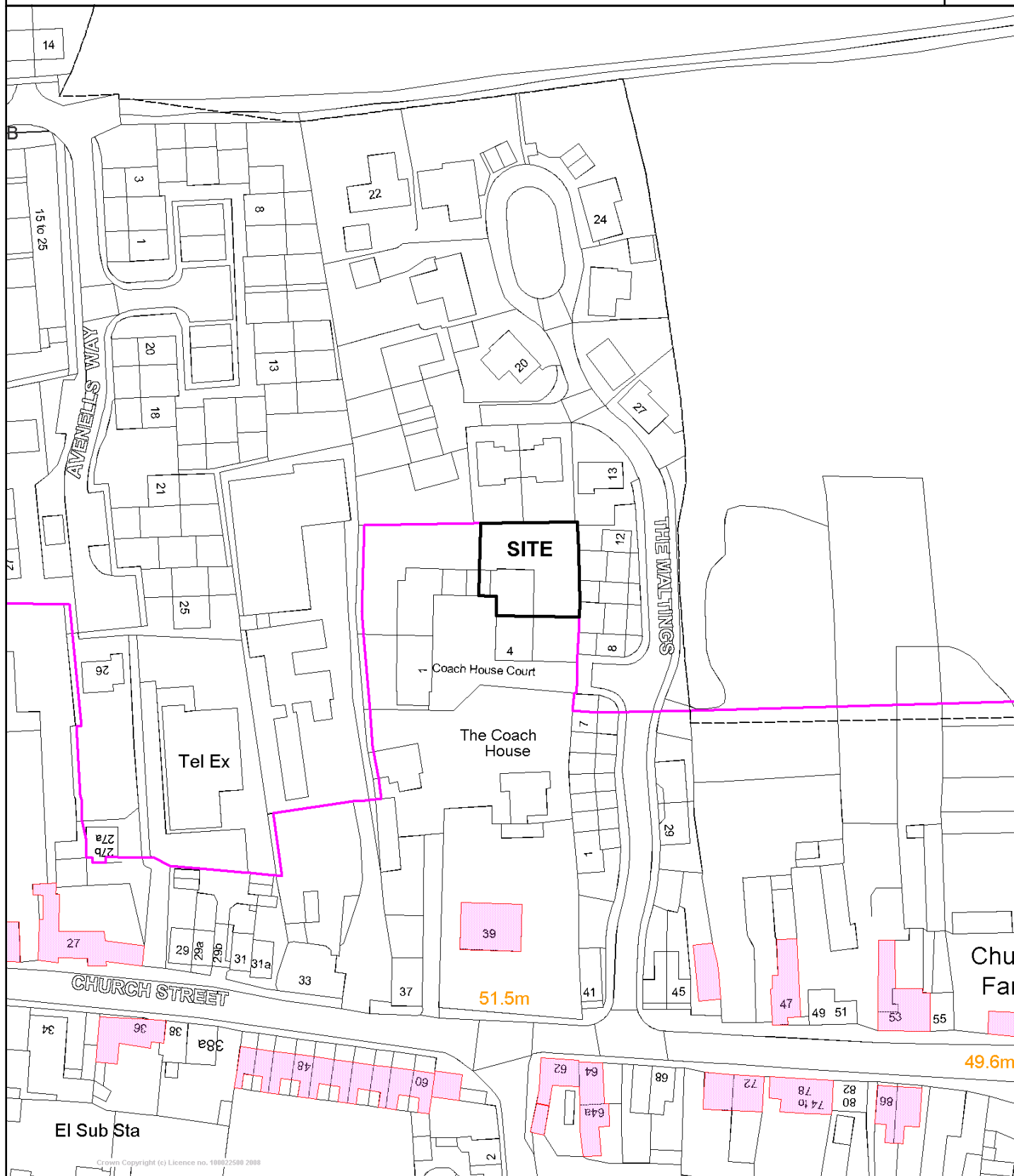
#### **Notes:**

**This Application has been reported to the Planning Committee for determination due to a Councillor owning a share of the property.**

#### **Conservation Area**

##### **Site and Proposal**

1. The dwelling resides within the Gamlingay village framework and conservation area. Though it is in the conservation area there are no listed buildings in the immediate surroundings, the nearest listed building is approximately 65 metres away. The application site is in the style of a barn constructed out of dark stained wood with the plinth constructed from light red bricks for the walls and grey slate tiles for the roof. All the doors and windows are constructed out of stained timber. The application site is the northeast corner of the four dwellings at Coach House Court. The rear of the property has a boundary treatment of mature trees and a 1.8 metre high wood panelled fence. To the north of this rear boundary is one detached and two semi-detached dwellings and to the east is four terraced dwellings. To the south is number 4 Coach House Court that is attached to number 3. The shared boundary is a 1.8 metre high wood panelled fence. The application site is predominately flat though it does rise up slightly on the northern boundary.
2. The application, registered on 17<sup>th</sup> July 2008, proposes a rear conservatory facing towards the east in the form of a gable end. The proposed development will protrude from the middle of the east elevation where there is currently timber framed french doors. The conservatory will measure approximately 3.2 metres x 4.4 metres, with an approximate maximum height of 4.2 metres. The development will be fully glazed on the outside walls and will have four rooflights. The development will be constructed out of matching bricks, stained timber and slates. The development will be able to be seen from the entranceway to the Court though it is approximately 15 metres away behind two 1.8 metre high wood panelled fences.



Reproduced from the 2008 Ordnance Survey mapping with the permission of the controller of Her Majesty's stationary office (c) Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

Scale 1/1250 Date 16/9/2008

Centre = 523952 E 252432 N

October 2008 Planning Committee

## Planning History

3. Permission for four dwellings and the demolition of barn and garage at Coach House was given planning approval in planning application reference S/1638/03/F. This approval was conditioned, such that certain development, which might otherwise be permitted development, could only proceed in accordance with the grant of a planning permission. These conditions were imposed to protect the privacy of the neighbours as well as to maintain the character of the area. The revised design and details submitted in planning application reference S/2232/04/F was conditionally approved, this maintained the previous removal of permitted development rights.

## Planning Policy

*South Cambridgeshire Local Development Framework (LDF) Development Control Policies, adopted July 2007:*

4. **Policy DP/2 Design of New Development:** All new development must be of a high quality design and, as appropriate to the scale and nature of the development, should preserve or enhance the character of the local area.
5. **Policy DP/3 Development Criteria:** Lists the requisites of new development to be provided as appropriate to the nature, scale and economic viability. Permission would not be granted for schemes, which would have unacceptable adverse impact on residential amenity, from traffic generated or on village character.
6. **Policy NE/6 Biodiversity:** Any new development should aim to maintain, enhance, restore or add to biodiversity.
7. **Policy CH/5 Conservation Areas:** The policy points out that special attention must be paid in all planning decisions to the desirability of preserving or enhancing the character and appearance of the conservation area.

## Consultation

8. **Gamlingay Parish Council:** Refuse. States that the proposed development in the conservation area will materially harm the amenity of neighbours due to the proximity and character of the existing properties.
9. **Conservation Department:** The proposed conservatory to the east elevation was originally discussed with the Conservation and Design Officer. He commented on the 28<sup>th</sup> March 2007, that a purpose made conservatory in the form of a gabled extension might be possible. The proposed development is similar to the sketch he provided. However, he did point out that the Planning Officer, who dealt with the planning applications for the Coach House Court development, was worried that this could set a precedent for similar structures to be added to the other dwellings in the courtyard. The Conservation and Design Officer stated that a freestanding summerhouse would be the best solution for both the applicant and the Conservation department.

Conservation officers do not object as the design is relatively close to the Conservation and Design Officer's, but do point out that this design is not the preferred option. The preferred option remains the erection of a freestanding summerhouse in the garden and not an extension.

10. The **Trees and Landscape Officer** does not object to the proposed development. However, does point out that the proposed development could have an adverse affect on the nearby trees by damaging their roots. An appropriate condition should be placed on the development in order to stop the possibility of root damage.

### **Representations**

11. 15 The Maltings –no objections.
12. 4 Coach House Court – Objects on the following grounds. They believe that this large structure would be too close to their common boundary, leading to loss of privacy and overbearing. They also state that the proposed development is not in keeping with the Conservation Area or the character of the development, as it goes against several of the conditions in planning application S/2232/04/F.
13. 10 The Maltings – Objects to the proposed development. State that any further development will cause further loss of light. Believe that there is currently enough room for a disabled person to move around in. States that the applicant prefers to be in the garden not the house and that the extension is for financial reasons not for the elderly who live there. They also comment that the trees on the site cause problems for them and these trees need to be pruned. Finally they point out the proposed development is not in keeping with the Conservation Area.
14. 9 The Maltings – Object to the proposed development. Object on the grounds that the proposed scale of development is out of keeping with the Conservation Area. Also object on the grounds that the proposed development will reduce their privacy.

### **Planning Comments**

15. The main planning considerations for this proposal are does it preserve or enhance the character of the Conservation Area, possible damage to the mature trees surrounding the property and the impact on the neighbours' residential amenity.
16. ***Impact upon the Conservation Area*** – The proposed scheme has been designed in consultation with the Conservation and Design Officer, albeit that the preferred option remains the creation of a summerhouse and not an extension. However that does not mean that the proposal is unacceptable. The summerhouse is the preferred option as it maintains the simple lines of the Coach House Court development, which was designed to look like a simple group of agricultural buildings.

Though the proposed development is slightly at odds with the existing dwelling, it will not have a negative impact upon the Conservation Area as it will be mostly hidden behind two 1.8 metre high wood panelled fences and 15 metres from the road. The proposed materials for the extension will match existing and so will blend in with the original dwellinghouse and thus preserve the appearance and character of the Conservation Area.

17. ***Impact upon the mature trees*** – The Trees and Landscape Officer has expressed concern that any development at the rear of the property could have an adverse affect on the nearby mature trees that help form the rear boundary.

These trees are statutory protected due to being in the Conservation Area and their preservation must be given special attention.

The risk to the trees at the rear of the dwelling can be overcome through the use of an appropriately worded condition. This will require the applicant to use appropriate foundations that will adequately prevent the proposed extension damaging the existing mature trees.

18. **Neighbour's residential amenity** – The neighbours who could be affected by the proposed development form a semi circle going from the north to the south. There have been several objections lodged on the grounds of loss of residential amenity. The objections state that the proposed development would be overbearing, lead to loss of light and privacy.
19. The proposed development does not have any foreseeable harm upon the residential amenity of the surrounding neighbours. The development is unlikely to have any significant negative effect on neighbouring properties as the 1.8 metre high fence and mature trees will prevent the loss of privacy to the neighbours to the north and east. The single storey proposal will not reduce sunlight any more than the existing boundary treatment. Number 4 Coach House Court is to the south of the proposed development and the boundary treatment between the number 3 and 4 is a 1.8 metre high panelled fence. Number 4 being to the south of the development will not lose any sunlight and the 1.8 metre high fence should protect privacy to number 4. This property will not suffer an overbearing impact, as only around 2 metres of the roof will be visible from their property.
20. The proposed development is considered acceptable on the grounds that any harm on neighbourhood amenity will be minor, possible damage to the mature trees can be successfully mitigated with an appropriate condition and it is considered that the proposal will preserve the character and appearance of Conservation Area.

### **Recommendation**

21. Approve, subject to the following conditions:
  1. SC1 Full Planning Permission, Time Limit (3 years)  
The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.  
(Reason - To ensure that consideration of any future application for development in the area will not be prejudiced by permissions for development, which have not been acted upon.)
  2. No development shall take place until trial holes have been dug to check for roots and the details inspected by the Local Planning Authority. Full details of the foundations of the extension, hereby permitted, shall be submitted to and approved in writing by the Local Planning Authority before development commences; the development shall not be carried out other than in accordance with the approved details.  
(Reason - To ensure the development does not adversely affect the nearby trees' roots, at the rear of the property, in accordance with Policy NE/6 of the adopted South Cambridgeshire Local Development Framework Development Control Policies 2007.)

**Background Papers:**

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

- South Cambridgeshire Local Development Framework (LDF) Development Control Policies adopted July 2007.
- Planning File Ref: S/1638/03/F and S/2232/04/F

**Contact Officer:** Andrew Phillips, Planning Officer  
**Telephone:** 01954 713169