

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

1st October 2008

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

**S/1381/08/F – HASLINGFIELD
Extensions at 14 Church Street
(Mr Barnard)**

Recommendation: Approval

Date for Determination: 2nd October 2008

Notes:

This Application has been reported to the Planning Committee for determination by referral from Chairman's Delegation Meeting on 17th September 2008.

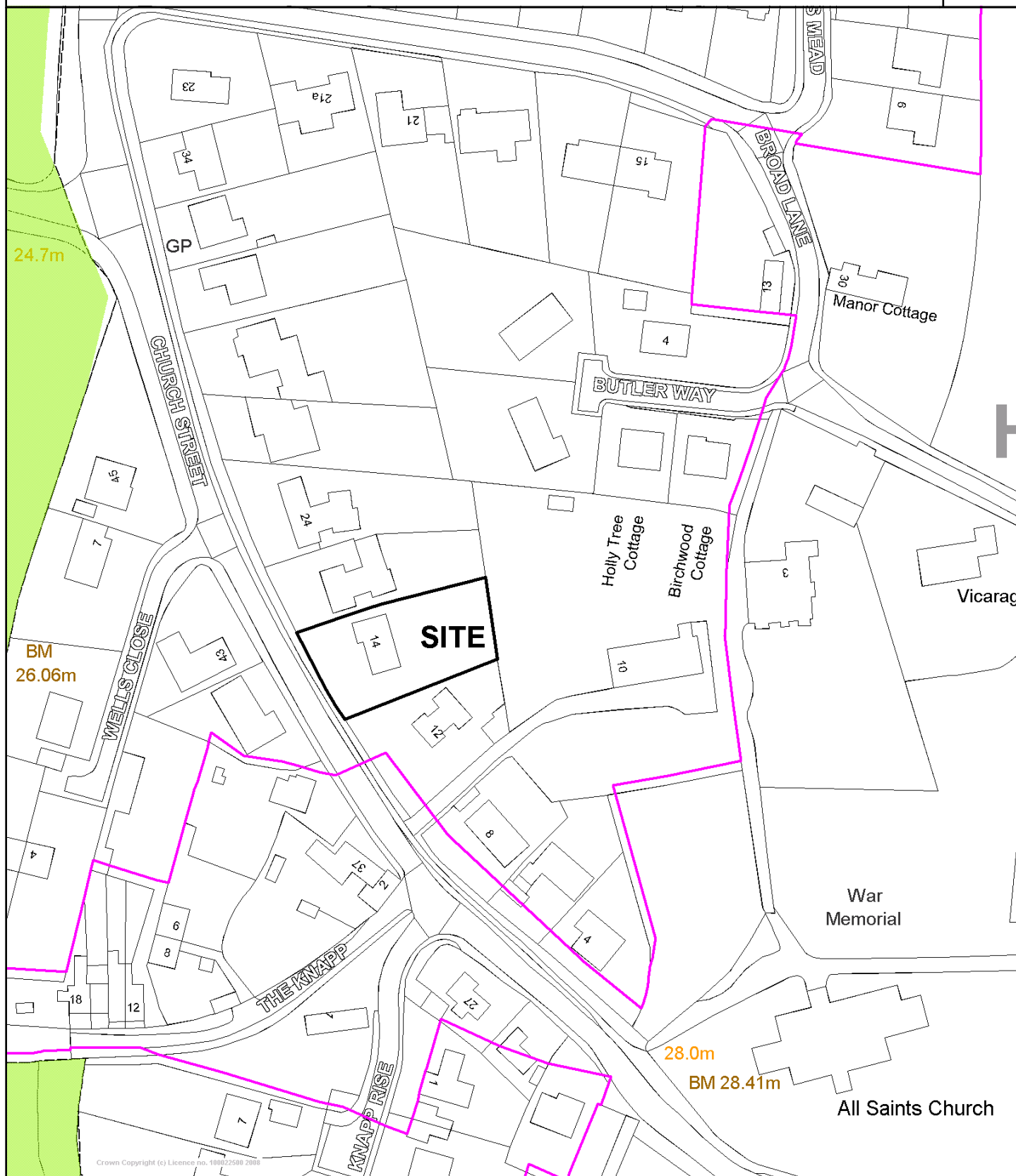
Members will visit this site on 1st October 2008

Site and Proposal

1. The dwelling at 14 Church Street is located within the village framework of Haslingfield and lies approximately 14 metres away from Haslingfield Conservation Area and 30 metres away from the Listed Building at 37 Church Street. The dwelling at 14 Church Street is a modern building with a traditional cottage-like appearance, detailed with cream rendered walls, a red pantile roof, and dark-stained window frames. The dwelling itself is set back approximately 14 metres and set down approximately 0.5m from Church Street and sits within a linear development of residential, detached properties. The front of the site is partly screened by a hedge and well screened to the south side by mature vegetation, with a close-boarded fence to the north side.
2. The application, received 5th August 2008, proposes to extend to the south side of the existing dwelling at two-storey level with an addition that would be both stepped down and set back from the existing dwelling. Proposed materials are intended to match the existing dwelling except for the surface of the wall, which would be stock brick rather than render. A covered walkway is also proposed to the north side of the dwelling and a wooden-cladded conservatory to the rear of the proposed two-storey extension with a glazed roof and rear elevation.
3. Originally, a detached garage was proposed in this application but has now been omitted from the plans due to concern over its siting and appearance within the streetscene.

Planning History

4. Several applications have been approved at the site for the erection of a new dwelling. The most relevant is that under planning approval **S/0055/98/F** for the erection of a house and garage (now the existing dwelling), the garage of which was omitted from the plans. This was approved with conditions to limit the height of the



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Scale 1/1250 Date 17/9/2008

Centre = 540300 E 252240 N

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building to 6.5metres, restrict the openings in the first floor northwest or southeast elevations, retain the front hedge, and provide and maintain adequate space for the parking and turning of vehicles at the front of the site.

Planning Policy

Local Development Framework (Adopted July 2007)

5. **Policy DP/2** of the LDF states that all new development must be of high quality design and, as appropriate to the scale and nature of the development, should (inter alia): preserve or enhance the character of the local area; be compatible with its location and appropriate in terms of scale, mass, form, siting, design, proportion, materials, texture and colour in relation to the surrounding area; and include high quality landscaping compatible with the scale and character of the development and its surroundings.
6. **Policy DP/3** of the LDF states that planning permission will not be granted where the proposed development would have an unacceptable adverse impact: On residential amenity; From traffic generated; On village character; On the countryside, and landscape character; From undue environmental disturbance such as noise, lighting, vibration, odour, noxious emissions or dust; On ecological, wildlife and archaeological interests; and On flooding and flood risk.

Consultation

7. **Haslingfield Parish Council** – Recommends refusal due to overdevelopment of the site. It suggests South Cambridgeshire District Council carries out a site visit.

Representations

8. None received.

Planning Comments – Key Issues

9. The key issues to consider in the determination of this application are:
 - Impact upon Residential amenity;
 - Impact upon Character and Appearance of the Street Scene

Impact upon Residential amenity

10. The main concern for residential amenity relates to the two-storey element of the proposal, as the other elements within the development would be small in size and scale and would not have a significant impact upon the immediate neighbours. The 6m height of the two storey element of the proposal would be within 1m - 1.5m of the side boundary with 12 Church street; however, the impact of the development would be mitigated by virtue of the existing high boundary treatment along the south side boundary of the site, the spacing between the development and the dwelling at 12 Church Street (approximately 6 metres), and the orientation of the extension to the northwest of No. 12. For these reasons the development would not have an unacceptable impact upon residential amenity.

Impact upon Character and Appearance of the Street Scene

11. It is accepted that the proposal would add bulk and widen the frontage of the existing dwelling at 14 Church Street but the resultant form of the proposal would be compatible with the existing dwelling and would appear subsidiary in form, being lower in height by approximately 0.6m and sited 0.6m back from the front of the existing dwelling. The resultant form of the dwelling would also be compatible with the streetscene, as it would continue the linear form of development in the area and would be read amongst similar styles of detached housing in the street. The development would also be partly screened from public view by trees and high boundary treatment in the adjacent property of 12 Church Street. The distance and limited views of the site from the setting of the Listed Building, and Conservation Area rule out any significant impact on either of the two. The design reflects the style of the existing house.
12. The proposed development is considered acceptable on the grounds that no significant harm will be caused to residential amenity or the character of the area.

Recommendation

13. Approve (as amended by drawing SRD/4929/05/08 No.2, franked 17th September 2008).

Conditions

1. Standard Condition SC1 – Time limited 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 details of the pantiles and stock brick to be used in the construction of the external walls and roof of the building, hereby permitted, have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
(Reason - To ensure the appearance of the development is satisfactory in accordance with Policy DP/2 of the adopted Local Development Framework 2007.)
3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no windows, doors or openings of any kind, other than those expressly authorised by this permission, shall be constructed in the southeast elevation of the development at and above first floor level, unless expressly authorised by planning permission granted by the Local Planning Authority in that behalf.
(Reason - To safeguard the privacy of adjoining occupiers in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)

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

- South Cambridgeshire Local Development Framework Development Control Policies (adopted July 2007).
- Planning Application files reference S/1381/08/F and S/0055/98/F

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