

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

5th November 2008

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

S1386/08/F - FULBOURN

Conversion of Garage and Link Extension at 7 Hinton Road for Mr J Koch

Recommendation: Approval

The Planning Committee deferred this Application on 1st October in order to carry out a site visit.

Members will visit this site on 5th November 2008

Notes:

This Application has been reported to the Planning Committee for determination because the applicant is an employee of South Cambridgeshire District Council Planning Service and because the recommendation is contrary to the comments of the Parish Council.

Site and Proposal

1. The site is situated within the Fulbourn village framework, and lies adjacent to the boundary of the Conservation Area. No. 7 Hinton Road is a two-storey, detached, buff brick and tile dwellinghouse. The detached single storey flat roof garage is set back to the side adjacent No. 5 Hinton Way. A parking area with at least 2 spaces lies to the front of the garage.
2. No. 5 Hinton Way is situated to the east. It has a single storey flat roof garage adjacent to the boundary set forward of the garage to No. 7 with a patio door in its rear elevation. The patio area lies beyond and to the rear of the main dwelling. The dwelling also has three first floor windows in its side elevation. A mature treed area lies to the northern side of Hinton Road. The Maples is a residential development that lies to the south.
3. This full application, received on the 8th of August 2008, seeks planning permission for conversion of garage to living accommodation and a link extension to provide a hall, toilet and store. Both structures would be single storey and the same width as the existing garage. The 2.4 m high flat roof of the present garage would be replaced with pitch at 30 degrees, increasing the roof height to 3.25m, at a point 1.5 metres off the boundary with No. 5. The proposed materials are to match the existing ones used in the existing dwelling house.

Update—Amendment Submitted 6th October 2008.

4. The applicant has submitted an amendment, to prevent any unnecessary boundary disputes, by ensuring the guttering and foundations of his neighbour's garage at No 5 Hinton Road, are not compromised. It is also the view of the applicant that this amendment would result in the properties, No 5 and No 7, not being linked as a result of this application.

5. The amendment proposes to move the eastern wall of the proposed link extension 300mm to the west, away from the neighbour at No 5 Hinton Road.
6. As a result of this amendment the single window on the front elevation of the link extension would be moved 150mm west, away from the neighbour at No 5 Hinton Road. The rear of the proposed extension, which is currently a garage would remain in its present position.

Planning History

7. **S/0846/01/F** Extension - Approved.
S/0723/80/F Extension - Approved.
S/2195/79/F Extension - Refused
C/0390/64/ Erection of Two Houses and Garages - Approved

Planning Policy

8. South Cambridgeshire Local Development Framework (LDF) Development Control Policies Document 2007:
9. **Policy DP/2 “Design of New Development”** requires all new development to be of a high quality design and indicates the specific elements to be achieved where appropriate.
10. **Policy DP/3 “Development Criteria”** sets out what all new development should provide, as appropriate to its nature, scale and economic viability and clearly sets out circumstances where development will not be granted on grounds of an unacceptable adverse impact e.g. residential amenity and traffic generation.
11. **Policy CH/5 “Conservation Areas”** Sets out how planning applications in Conservation Areas, and adjacent to Conservation Areas will be determined in accordance with legislative provisions and national Policy (Currently PPG 15) and guidance contained in specific Conservation Area Appraisals (where they exist) and the District Design Guide

Consultation

12. **Fulbourn Parish Council** - Recommends refusal on the grounds “We object to this application and would draw your attention to the letter from the neighbouring property, 5 Hinton Road. The plans submitted are of poor quality and it is difficult to ascertain the impact this application will have on the closely adjoining neighbouring property at number five. Therefore we request a site visit to ascertain this impact and also to examine the parking facilities. There is a bend in the road which makes it imperative that there is adequate parking on the site.”
13. **Local Highway Authority** - No significant effect upon the public highway should result from this proposal.
14. The period for comments to be made on the amended plans expires 23rd October 2008.

Representations

15. One letter of objection has been received from the occupiers of No. 5 Hinton Road. They have concerns regarding the following points:

- a. Loss of light to the rear of their property;
- b. Existing and proposed extensions would result in a large increase in size of original dwelling;
- c. Out of keeping with other dwellings in Hinton Road as it would make No 5 the only link- detached dwelling on Hinton Road;
- d. Room in garage would be used as a business, not a bedroom;
- e. Surface water drainage on to patio area;
- f. Inadequate drawings;
- g. No party wall agreement;
- h. Loss of access to maintain walls etc. on boundary; and,
- i. No access to rear of No. 7 and wheelie bins would be stored to the front.

16 Councillor Scarr has supported the comments of the Parish Council.

Planning Comments – Key Issues

- 17. The main issues to be considered during the determination of this application relate to the impact upon neighbour amenity, the visual impact upon the setting of the Conservation Area/street scene, and parking in connection with highway safety.
- 18. The addition of the pitched roof is not considered to seriously harm the amenities of the neighbour at No. 5 Hinton Way. Although orientated to the west of that property, it is not considered to result in an unduly overbearing mass or a significant loss of light, given its low height and roof pitch. There are no windows that would result in overlooking leading to a loss of privacy.
- 19. The impact on the street scene is not significant. Whilst the link extension would bring the building 4.2 metres closer to the road, the primary alteration would be the addition of the mono pitch roof. This would still be set back from the front of the dwelling house by 6 m. I do not therefore consider the extension and alterations to have an unacceptable impact upon the setting of the Conservation Area or the visual appearance of the street scene.
- 20. I do not consider that the extension and alterations would be detrimental to highway safety, as two on-site parking spaces would still be retained on the existing hardstanding area to the front of the garage. This would be in accordance with the Council's parking standards.
- 21. The plans show that the garage would be converted to a bedroom. The applicant does not state that it would be used for business purposes. In any case, a small-scale business from home that does not create traffic and visitors would be unlikely to represent a material change of use requiring planning permission.
- 22. A gutter has been provided along the eastern side of the garage to avoid surface water run off from the roof to the rear patio of No. 5 Hinton Way.
- 23. The issues raised by the neighbour with respect to the absence of a party wall agreement and loss of access for maintenance purposes are not planning considerations that can be

taken into account during the determination of this application. However, the amended plans demonstrate that a 300mm gap will be provided between the link extension and the neighbour's garage west wall. There is no visual gap existing between Nos. 5 and 7 Hinton Road, due to the siting of the garages. There would be space to provide bin stores to the side of the house and set back from the front.

Recommendation

24. Approval (as amended by letter dated 6th October 2008 and plans JK.08.2 Rev A and JK.08.4 Rev A)

Subject to conditions:

1. Standard Condition 1 (Reason)

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

South Cambridgeshire Local Development Framework Development Control Policies Document 2007.

Planning File References: S/1386/08/F, S/0846/01/F, S/0723/80/F, S/2195/79/F and C/0390/64/D.

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