

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

14th January 2009

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

S/1637/08/F- LITTLE SHELFORD Extension at 41 Hauxton Road, for Mrs T Knight

Recommendation: Approval

Date for Determination: 3rd December 2008

This Application has been referred to the Planning Committee for determination by the Chairman's 1st Delegated Meeting on 1st December 2008.

Members will visit this site on Wednesday 14th January 2009.

Site and Proposal

1. The application received 22nd September 2008, proposes a front extension to the kitchen. It would measure approximately 2.4m by 2.6m under a lean-to roof.
2. No. 41 and its neighbours on the south-western side of Hauxton Road are predominantly semi-detached dwellings, while the properties on the north-eastern side of Hauxton Road are mostly newer dwelling houses, on large plots, set back from the road and well screened by trees and mature vegetation.
3. No. 41 Hauxton Road is set back approximately 8m from the front boundary. The land level drops to the southwest away from the road, by approximately 0.75m.

Site History

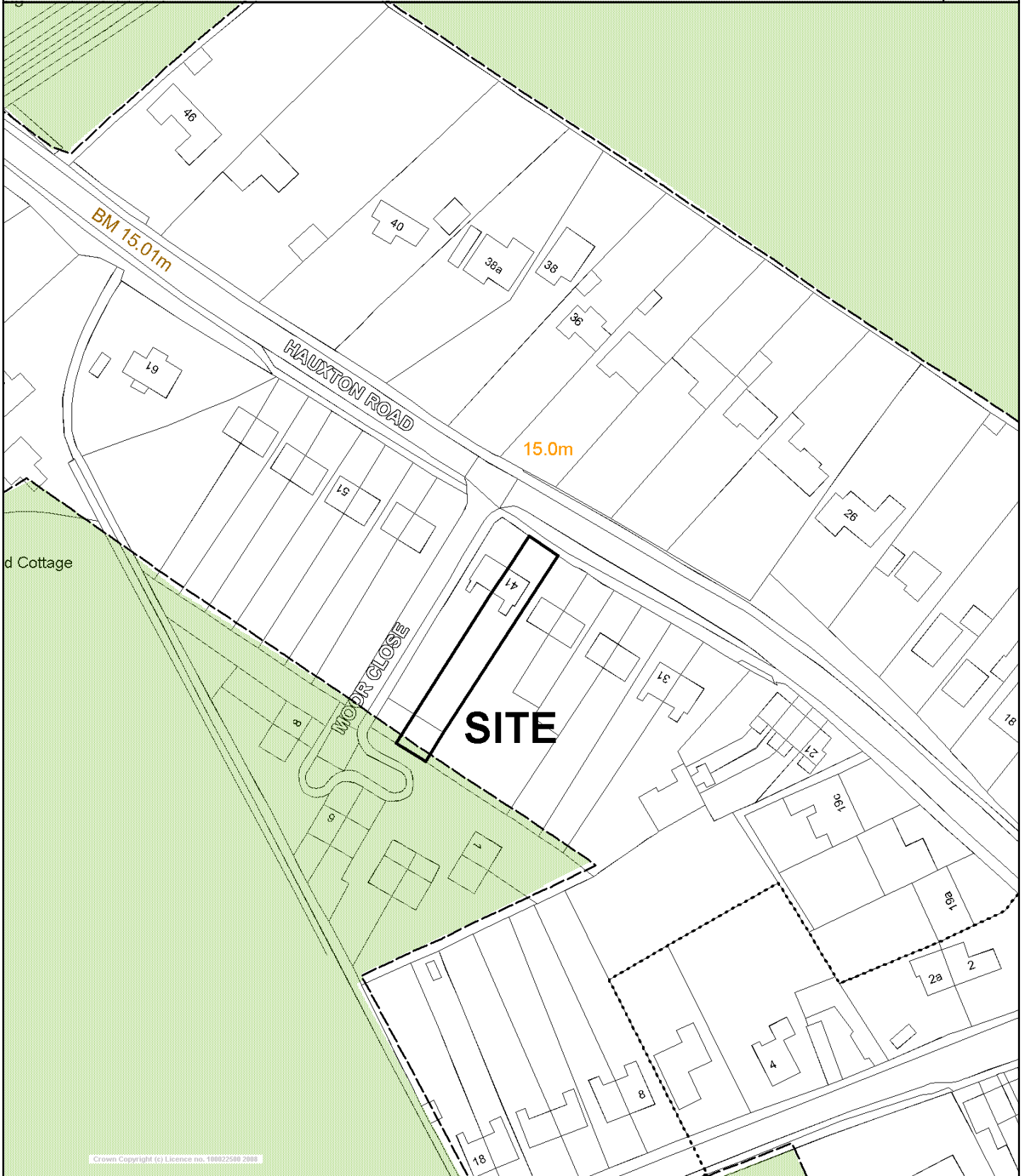
4. **S/1521/07/F**, Extension, Dormer Window, Solar Panels, and Wind Turbine – Refused
5. **S/1070/07/F**, Extension, Dormer Window, Solar Panels, and Wind Turbine - Refused
6. **S/0125/00/F**, Extensions – Refused (appeal part dismissed)
7. **S/1099/99/F**, Extensions- Refused
8. **S/2328/07/F**, Granted planning permission for the following extensions. A single storey front porch, Two-storey side extension, and a Rear two-storey extension.

Planning Policy

Relevant policies are listed below. Please refer to Appendix 1 to this Committee agenda for further details.

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

Policy DP/2 "Design of New Development", and **Policy DP/3** "Development Criteria",



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Scale 1/1250 Date 15/12/2008

Centre = 544871 E 251638 N

January Planning Committee

Consultation

10. **Little Shelford Parish Council** has recommended Refusal.

“Proposal would change the appearance of the building fronting onto Hauxton Road. Proposal appears to overdevelop the plot, given the extensions already planned. The proposed works would adversely affect the amenity of No 43”.

Local Highways Authority - No objection

Representations

11. The neighbour at No 43 Hauxton Road has objected, on the following grounds:
- (a) They believe the proposed development has a negative impact on streetscene and is not in keeping with the rest of the properties in Little Shelford or Hauxton, unlike the approved small porch.
 - (b) They consider their amenities would be negatively impacted by a reduction in light through their front windows and in loss of a private view.
 - (c) Loss of value of property.
 - (d) Precedent for similar front extensions, severely altering the character of these properties.

Planning Comments – Key Issues

12. The design of the proposed extension is in keeping with the approved extensions and alterations, (S/2328/07), on the front and side elevations. External materials would match the existing.
13. Due to the character of the surrounding area, and the nature of the recently approved extensions, it is not considered that the proposed front extension would harm the character of the area.
14. The proposed extension would be approximately 0.5m from the south east boundary of No. 43. The orientation of Nos. 41 & 43 Hauxton Road would result confined to early in the morning. The proposed front extension would not cause any greater loss of light than the previously approved extension (S/2328/07/F), due to it not breaching a 45° angle from the mid-point of the adjoining window at No. 43. Therefore this proposed extension is not considered to result in a significant loss of light in the neighbouring property. Loss of a private view or de-valuation of property are not material planning issues. Each application has to be considered on its merits;

Recommendation

15. Approve

Conditions

1. Standard Condition 1 - Time Limit (Reason 1).

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 file references: S/2328/07/F, S/1521/07/F, S/1070/07/F, S/0125/00/F, S/1099/99/F and S/1637/08/F
- Documents referred to in the report including appendices on the website only and reports to previous meetings

Contact Officer: John McCallum - Planning Assistant
Telephone: (01954) 713252