

## **SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

---

**REPORT TO:** Planning Committee

14<sup>th</sup> January 2009

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

---

### **S/1605/08/F – HORNINGSEA Extension at 3 The Square for Mr & Mrs P. Halford**

**Recommendation: Approval**

**Date for Determination: 2<sup>nd</sup> December 2008**

**This Application has been referred to the Planning Committee by Chairman's Delegation Meeting on 1<sup>st</sup> December 2008**

**Members will visit this site on 14<sup>th</sup> January 2009**

#### **Conservation Area**

##### **Site Location**

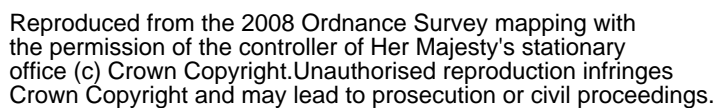
1. The property 3 The Square is located within the village framework and lies in the Horningsea Conservation Area. The dwelling at 3 The Square is an end of terrace house in a residential group of seven dwellings off the High Street. It is a modern one-and-a-half storey building with its garage to the north elevation; a large landscape garden to the south and to the rear of the property to the west. There is a 1.8m high brick wall and dense hedges on the boundary between the adjoining property no. 4 and the application site.

##### **Proposal**

2. The application, received 17<sup>th</sup> September 2008, proposes a single storey rear extension with its depth of 9.8 metres beyond the existing house running along the boundary with the adjoining property No. 4. The extension will have a ridged roof design, eaves height of 2m and a ridge height of 3.6m dropping to 3.4m. It will be 1.6 metres from the north boundary. Part of the boundary wall will be extended to the length of the extension. The proposed materials are matching and complimentary to the existing dwelling.
3. The proposed accommodation comprises a new shower room, sitting/carer's room and bedroom. The submitted Design and Access Statement explains that the applicants need to provide suitably designed accommodation for an elderly parent, who has a skin disease and is suffering with symptoms associated with Alzheimer's disease.

##### **Planning History**

4. The site has been a subject of several planning applications. Planning permission reference **S/2198/01/F** was refused for an annex extension in 2001. Recently a planning application reference **S/0698/08/F** was refused for a similar extension 11 metres in depth and positioned abutting the boundary with No. 4. The reasons for



January Planning Committee

refusal were on the grounds that the extension will be visually overbearing and will result in a significant loss of day and sunlight to the adjoining property No. 4, contrary to Policies DP/2 and DP/3 of the Local Development Framework 2007. Following the refusal of the application, there were subsequent pre-planning discussions, which led the submission of this current proposal.

### **Planning Policy**

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

5. *Local Development Framework Development Control Policies (Adopted July 2007):*

**Policy DP/2** "Design of New Development", **Policy DP/3** "Development Criteria" and **Policy CH/5** "Conservation Areas".

### **Consultation**

6. **Horningsea Parish Council** – Recommended refusal on the grounds that the extension is far too large, in the wrong location and the fact that it will inflict permanent loss of light view, light and value of property in the case of No. 4 in particular, but also other properties which remain virtually unchanged from receipt of an architect award, with exception of No. 3 which received a substantial extension some years ago.
7. **Conservation Officer** – The scheme will have minimal impacts on the Conservation Area, as the revised plans appear to respond to previous neighbour and Parish Council's objections.

### **Representations**

8. Two letters of objection were received from neighbouring residents at Nos. 2 and 4 The Square, raising the following concerns (summarised):
- (a) Incongruous development;
  - (b) Permanent loss of light, vision, and value to neighbouring properties;
  - (c) Inconsistent with the overall design of the corridor of gardens between the houses of Abbots Way and The Square;
  - (d) Bulk and height of the building would be out of proportion to the surrounding properties and would occupy an inappropriate space within the green corridor between the houses;
  - (e) Inappropriate size in relation to its proximity to property at No. 4 The Square;
  - (f) It would be substantial, overbearing obstruction close to the southern boundary of No. 4 hemming the garden in, having a considerable visual impact and adversely affecting the light reaching the garden and patio;
  - (g) It would increase the risk of flooding at the back of No. 4;
  - (h) Development would have impact on the health of the neighbour at No. 4.

### **Planning Comments (Considerations) – Key Issues**

9. The key issues to consider in the determination of this application are:
- (a) Impact upon the amenities of neighbouring properties
  - (b) Impact upon the character and appearance of the Conservation Area

10. Although situated to the south of No. 4 The Square, I do not consider that the proposal will be visually overbearing or result in loss of light. The 45 degree horizontal natural light test and 25 degree vertical test have been conducted from the patio door of No.4. The extension failed the former test but not the latter. With the eaves at 2.0m, the extension setback from the boundary by 1.6m and the existing brick wall at 1.8m high, it is considered that the visual and light impact would be minimized to an acceptable degree.

***Impact upon character and appearance of the Conservation Area***

11. The concern that the bulk and height of the proposal will be out of proportion and in an inappropriate position is refuted by the fact that the proposal has a low ridge height, is in proportion with the applicant's dwelling and occupies less than 10% of the garden area. The development is not visible or dominant, the materials are complimentary to the existing and, based on the comments from the Conservation Officer, the proposal will not have a detrimental impact on the character of the Conservation Area or the garden/green corridor. There are no public viewpoints of the proposal.
12. The proposed development is considered acceptable on the basis that no significant harm will be caused to residential amenity or the character of the Conservation Area in general and complies with Policies DP/2, DP/3 and CH/5 of South Cambridgeshire Local Development Framework Development Control Policies (adopted July 2007).

**Recommendation**

13. Approve with conditions

**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.)

**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 S/1605/08/F, S/0698/08/F and S/2198/01/F

**Contact Officer:** Ebenezer Che – Planning Officer  
Telephone: (01954) 713393