

## **SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

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<b>REPORT TO:</b>	Development and Conservation Control Committee	1 <sup>st</sup> September 2004
<b>AUTHOR/S:</b>	Director of Development Services	

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### **S/1436/04/F - Girton Extension and Conservatory at 6 St. Margarets Road, for Mr & Mrs Barresi**

#### **Recommendation: Approval**

Members will visit this site on 31<sup>st</sup> August 2004

#### **Site and Proposal**

1. No. 6 St. Margaret's Road is a relatively modern two-storey semi-detached dwelling situated on the northern side of the road within the village framework of Girton. The dwelling has previously been extended to the rear and side with flat-roof extensions. Land on the site gently slopes down to the north.
2. This section of St. Margaret's Road is characterised by several pairs of semi-detached dwellings of similar appearance to the application site.
3. The full application, submitted on 9 July 2004, is for a first floor extension over an existing flat-roof single-storey extension on the western side of the property, two-storey side extension on the western side of the property and a rear conservatory adjacent the eastern property boundary. The extension would create a two-storey element on the western side of the dwelling, setback 3.3m from the front elevation of the dwelling, with a length of 13m and a maximum ridge height of 6.6m, which drops down to 6m towards the rear of the dwelling. The rear conservatory will infill the north-east corner of the dwelling and measures 5.2m in width and 4.5m in length.
4. The extension is intended to be used for a kitchen extension, conservatory and two additional bedrooms with ensuites.

#### **Planning History**

5. Planning permission was given for a single storey flat-roof extension to the side and rear of the property in 1989 (Ref: S/1769/89/F).

#### **Planning Policy**

6. **Policy P1/3 – Sustainable Design in Built Development** in the Cambridgeshire and Peterborough Structure Plan 2003 ("The County Structure Plan") requires a high standard of design and sustainability for all new development that responds to the local character of the built environment and details aspects of design to be considered.
7. **Policy HG12 'Extensions and Alterations to Dwellings within Frameworks'** of the South Cambridgeshire Local Plan 2004 establishes that proposals to extend dwellings should have regard to the issues of scale, design, materials and the degree of impact upon surrounding properties and street scene.

8. **Policy TP1** 'Planning for More Sustainable Travel' outlines the Council's commitment to promoting more sustainable transport choices through various means, including the restriction of car parking spaces to the maximum level of two spaces per three or more bedroom dwellings in poorly accessible areas.

### **Consultation**

**Girton Parish Council** – Recommendation of Refusal. They add:

9. "The Parish Council recommend refusal, citing that the proposed extension would be overbearing and intrusive from the street and from neighbouring properties. A site visit by the Planning Department at SCDC would be highly recommended."

### **Representations**

10. Objections have been received from the occupants of both adjacent properties, No. 4 and 8 St. Margaret's Road. These occupants have raised the following grounds of objection:
- The proposal will lead to a loss of light to the kitchen/dining room at No. 4;
  - The proposed extension is out of keeping with the general character of the existing dwelling and other houses along the street;
  - The design of the extension is intrusive and overbearing;
  - The extension will have a cramped appearance that will detract from the overall look and symmetry of dwellings along St. Margaret's Road;
  - The two-storey height of the extension adjacent the property boundary with No. 4;
  - The depth of the extension past the rear elevations of adjacent properties;
  - The dwelling is currently used as a boarding house and any extension to the dwelling would increase the usage of the dwelling for this purpose;
  - There is insufficient off-street parking for the proposed extension, which will create a six bedroom dwelling;
  - The proximity of the conservatory to the property boundary with No. 8;
  - Concerns regarding the construction of the conservatory on No. 8's garden fence and plants adjacent this fence;
  - Concern that the proposed conservatory would further limit afternoon sun at the rear of No. 8;
  - Loss of view from a bedroom/study window at No. 4;
  - Loss of property value; and
  - Concern that the proposal would lead to further encroachment on No. 8 in terms of foundations having to be built on their land and guttering overhang etc.

### **Planning Comments – Key Issues**

11. The key issues for consideration in the assessment of this application are visual impacts upon the streetscene and impacts upon the residential amenity of adjacent residents.

### **Visual Impact on Streetscene**

12. The two-storey side extension will be setback 3.3m from the front elevation of the dwelling and 7.4m from the front property boundary. The extension is also setback a minimum of 0.6m from the side property boundary with No. 4 and 4m from the

dwelling itself. The extension has been designed to have a lower ridge height than the existing dwelling at 6.6m and drops down to 6.0m at the rear.

13. Given the setback of the extension from the front elevation and its lower ridge height, in conjunction with its setback from the adjacent property and modest width of 2.5m, the proposal is considered to have an acceptable visual impact upon the streetscene, that will not unduly affect the pattern of dwellings along St. Margaret's Road. It is noted that the side extension has been designed to have the same eaves height as the existing dwelling, with a hipped roof on the western elevation.

### **Impact on the Amenity of Adjacent Properties**

14. The two-storey side extension and first floor side extension will be set a minimum of 4m from the eastern elevation of No. 4. Adjacent the common property boundary between these two dwellings is a garage, towards the rear of No. 4. Along the eastern elevation of No. 4 are three ground level windows used for a shower/toilet, dining room and kitchen, a mid-level window used to light a stairwell and two first floor windows serving a water closet and study. It is acknowledged that the proposed extensions to the east of No. 4 are likely to lead to a loss of light to ground-floor windows along the eastern elevation of this dwelling in the morning, but not to an extent that would justify the refusal of the planning application.
15. The proposed side and rear extension will project 3.3m beyond the rear elevation of No. 4. Given a minimum separation distance of 4m, and the position of the existing garage adjacent the property boundary on No. 4, the extension is not considered to be unduly overbearing to this property. The extension would fall outside a 45% line of sight when viewed from the utility room window along the rear elevation of the dwelling.
16. A condition of consent is recommended which requires the proposed first floor windows on the eastern and western elevations to be fitted with obscure glass, in addition to no other windows being inserted into these elevations without a further planning application, in order to protect the privacy of adjacent properties. The first floor window in the rear elevation predominantly looks down the long length of the rear garden and does not unduly overlook the rear gardens of adjacent properties.
17. The proposed conservatory is positioned adjacent the common property boundary with No. 8, and will project 7.7m beyond the eastern side of the rear elevation of this dwelling. The conservatory varies in height between 2.4m and 2.9m above ground level. Given the modest height of the proposed conservatory it is not considered to result in an undue loss of light to this dwelling. It is acknowledged that the proposed conservatory may result in a loss of light to the rear garden of this property, but this would not constitute grounds for refusal.
18. The two-storey element of the extension will be setback 5.2m from the side property boundary with No. 8 and this distance is considered sufficient to prevent it from appearing overbearing on this dwelling.
19. Loss of views over adjacent properties and potential loss of property value are not recognised as material planning considerations in the assessment of planning applications. Nor are potential construction impacts on existing boundary features or plantings in the rear gardens of adjacent properties a relevant planning consideration.

### **Parking and Highway Safety**

20. The proposal if approved would result in a 6-bedroom dwelling with two on-site car parking spaces. The level of parking provision is consistent with Council's maximum standards of car parking provision and a condition of consent is recommended that guarantees the future provision of these two on-site parking spaces, given the large size of this dwelling.

#### **Other**

21. Residents of adjacent properties have claimed that the existing property is partly been used as a business premise, for the letting out of rooms to students. Planning officers have looked into this matter and are of the view that, as students share facilities within the house, the renting out of rooms to students does not constitute a business use, but is a use ancillary to the domestic use of the dwelling and as such does not require planning permission. The use of the dwelling for temporary accommodation for students is not considered relevant to the assessment of this planning application.

#### **Recommendations**

Approval

#### **Conditions of Consent**

1. Standard Condition A – Time limited permission (Reason A);
2. Sc5a – Details of materials for external walls and roofs (Rc5aii);
3. SC23 – first floor window in the eastern and western elevations of the extension, hereby permitted, shall be fitted and permanently maintained in obscure glass to the satisfaction of the Local Planning Authority (Reason: to safeguard the privacy of occupiers of the adjoining properties).
4. Sc22 – No further windows at first floor level in the west or east elevation of the development (Rc22);
5. An adequate space shall be provided within the site to enable two vehicles to park clear of the public highway. (Reason: to ensure the retention of two on-site car parking spaces in the interest of highway safety).

#### **Informatives**

#### **Reasons for Approval**

1. The approved development is considered generally to accord with the Development Plan and particularly the following policies:
  - **Cambridgeshire and Peterborough Structure Plan 2003:**  
**P1/3** (Sustainable design in built development) and
  - **South Cambridgeshire Local Plan 2004:**  
**HG12** (Extensions and Alterations to Dwellings within Frameworks).  
**Policy TP1** (Planning for More Sustainable Travel)
2. The proposal conditionally approved is not considered to be significantly detrimental to the following material planning considerations which have been raised during the consultation exercise:
  - Residential amenity including issues of loss of light to dwellings and gardens;
  - Parking and Highway safety

- Visual impact on the locality
  - Siting and Design
  - Use of dwelling as boarding house
3. All other material planning considerations have been taken into account. None is of such significance as to outweigh the reason for the decision to approve the planning application.

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

- **County Structure Plan 2003;**
- **South Cambridgeshire Local Plan 2004;**
- **Planning Application Files S/1769/89/F and S/1436/04/F**

**Contact Officer:** Allison Tindale – Planning Assistant  
Telephone: (01954) 713159