

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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

**S/1247/04/F - Longstanton
Extension at 87 Magdalene Close, for Mr BJ Less and Miss J Phipps**

Recommendation: Approval

Members will visit this site on 31st August 2004

Site and Proposal

1. No. 87 Magdalene Close is a modern two-storey end-of-row terrace dwelling within a former Ministry of Defence estate. Attached to the side of the dwelling is single storey flat-roofed projection. Along the front of the dwelling is a canopy over the front door.
2. The Thornhill Place/Magdalene Close Estate is characterised by a mixture of two-storey semi-detached dwellings and terrace housing.
3. Adjoining the site to the north is a pair of semi-detached dwellings (Nos. 85 and 86), which are set forward of the row of terrace houses Nos. 87 to 89. Within the side garden of No. 86 is a Field Maple tree. An open-porch with a hipped-roof has been erected to the front of Nos. 88 and 89.
4. The full application, submitted on 17 June 2004 is for a part two-storey and part single-storey side and rear extension, which wraps around the existing front elevation at ground floor level. The extension will project 1.5m to the front of the existing dwelling at ground level, with the two-storey element setback marginally from the existing front elevation. The ridge height of the side extension is approximately 0.3m below the existing ridge height, with a rear cat-slide roof. The side extension measures 3.1m in width and 8.4m in length (measured externally), with the single-storey front extension having a width of 6.5m and height of 3.4m.
5. An amendment was received on the 2 August 2004, for an alteration to the roof design of the single storey front extension to create a hipped roof on both side elevations.

Planning History

6. There are no relevant planning applications on this site.
7. However, it is considered that other planning applications for two-storey side extensions within the Thornhill Place/Magdalene Close Estate, are relevant to the consideration of this application.
8. Members may recall that a planning application for a two-storey side extension with integral garage at 90 Thornhill Place, Longstanton (Ref: S/1127/04/F) was

recommended for approval at the 4 August 2004 Planning and Conservation Control Committee.

9. It is also noted that an extension to No. 14 Thornhill Place, Longstanton was approved in April 2004 (Ref: S/0223/04/F), which involved a two-storey side extension with integral garage.

Planning Policy

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.

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.

Consultation

10. **Longstanton Parish Council** – Recommendation of Refusal
 1. “Extension is taken up to boundary of property; and
 2. Out of keeping with rest of buildings in area.”
11. **Trees and Landscape Officer** – No objection. He adds that the tree on the adjacent property is a well-established Field Maple and contributes to the streetscene, but is located within 3m of both properties. “The proposal will result in the loss of the tree, but owing to its close proximity to both properties, I could not justify a TPO (tree preservation order) to substantiate a refusal.”

Representations

12. Letter received from the owners of the adjacent dwelling No. 86, which raises non-planning matters. The owner of this property does not object to the extension, but points out that works associated with the extension should not encroach on their land or require the removal of the existing boundary fence. They have also verbally commented that they have no objection to potential impacts of the extension, on the tree on their property.

Representations by Agent

13. The agent has provided the following information in support of their application:
 - The tree in the neighbour’s front garden is not a problem and concerns about protection of its roots can be resolved by building the front part of the extension on pad foundations and concrete ring beam.
 - The two-storey extension was lowered in height to avoid the existing concrete gutters;
 - The length of the lean-to is the same as that at the other end of the terrace, in front of Nos. 88 and 89; and
 - If the extension was setback as requested by planning officers, it would be out-of-character with the existing terrace and would “create an imbalance when viewed

together with the lean-to to the front of Nos. 88 and 89". This design suggestion would also create an incongruous element;

Planning Comments

14. 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

15. The proposed extension adjoins the property boundary with No. 86 and is setback 3m from this dwelling. The front extension is of the same depth as the open-porch erected to the front of Nos. 88 and 89, with a hipped-roof of compatible appearance to this open-porch.
16. The design of the extension is similar to two-storey side extensions approved earlier this year at 14 and 90 Thornhill Place, Longstanton; although unlike these previous applications, the proposal includes a ground floor wrap-around front extension and does not include an integral garage.
17. Given the separation distance between Nos. 87 and 86, the setback of the extension 7m from the front property boundary and lower ridge height of the extension, the proposal is considered to have an acceptable visual impact in the streetscene.
18. It is acknowledged that the construction of the proposed extension may sever the roots of the tree on the adjacent property. Nevertheless, the possible loss of this tree, which is not considered worthy of a tree protection order, does not constitute reasonable grounds for refusal.

Impact on Residential Amenity

19. The proposal will not seriously harm the residential amenities of adjacent properties in terms of lighting, privacy or outlook. No side windows are proposed on the northern elevation facing No. 86, with the first floor window on the western (rear) elevation being a velux roof window serving a bathroom.
20. There are no existing windows on the southern elevation of No. 86 and the proposal will not lead to an undue loss of light to windows along the rear elevation of this dwelling.

Recommendation

21. Approval as amended by application plans franked 2 August 2004.

Conditions

1. Standard Condition A – Time limited permission (Reason A);
2. SC19 – Materials to Match Existing (Rc19)
7. Sc22 – No windows, doors or openings of any kind in the northern elevation of the development (Rc22);

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)
 - **South Cambridgeshire Local Plan 2004: HG12** (Extensions and Alterations to dwellings within Frameworks).
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:
 - Visual impact on the locality
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 File S/0223/04/F;**
- **Planning Application File S/1127/04/F; and**
- **Planning Application File S/1247/04/F**

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