

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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REPORT TO: Planning Committee

10<sup>th</sup> June 2009

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

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**Ref. S/1936/08/F – LITTLE EVERSDEN  
Erection of Rear Extension and Dormer Windows to Front  
at 21 Harlton Road, for Mr D Claridge**

**Recommendation: Delegated Approval**

**Notes:**

**This Application has been referred to the Planning Committee from the Chairman's delegation meeting, following a recommendation of refusal, contrary to the Officer's recommendation.**

**Members will visit this site on Wednesday 10<sup>th</sup> June 2009**

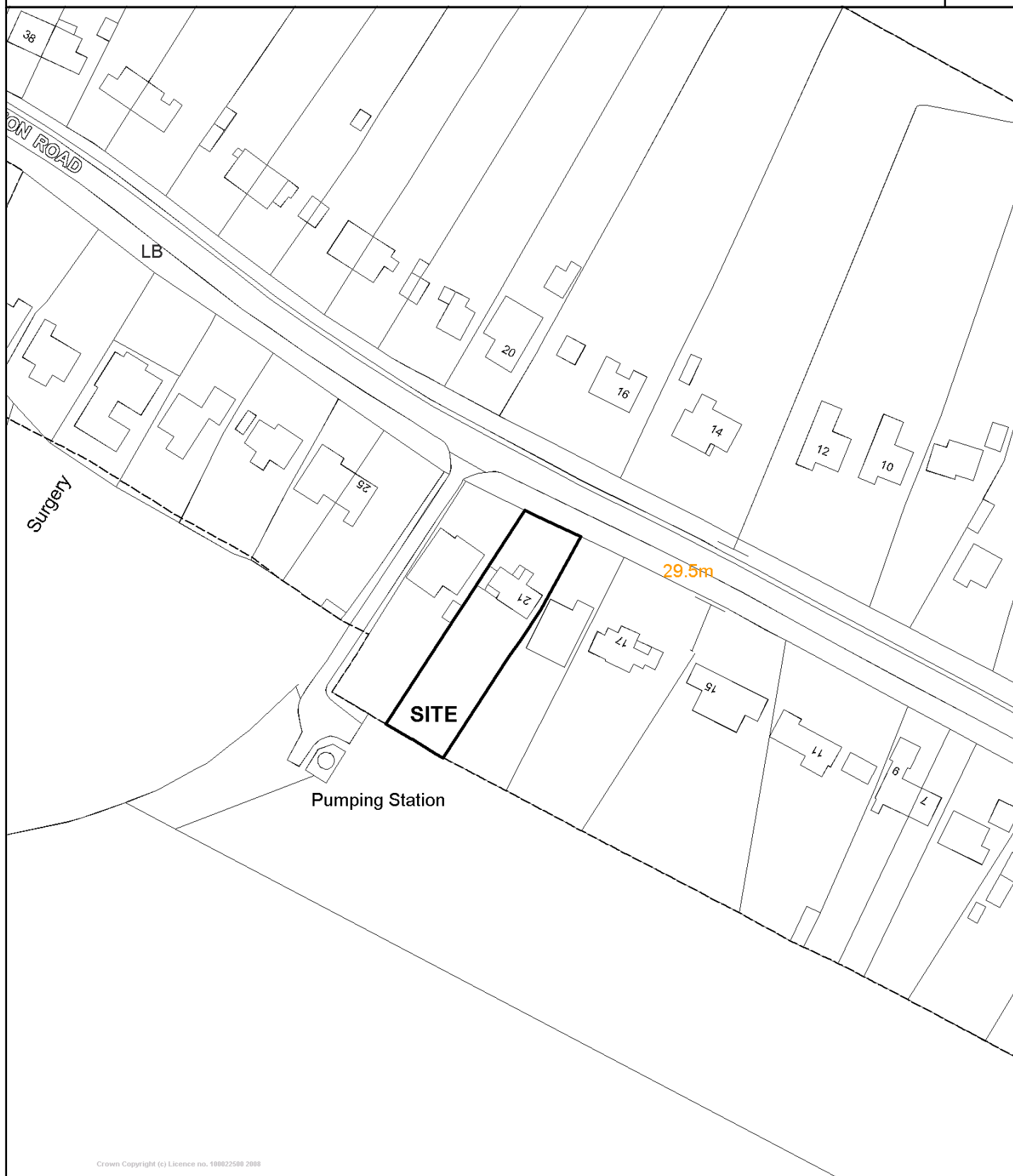
**Site and Proposal**

1. The application site is a 1½ storey bungalow, with rendered walls and concrete roof tiles, a large hipped roof porch to the front, a lean to structure on the North West side and a box profile dormer window to the rear. The dwelling is relatively shallow and the rear building line is set inside the rear building line of both neighbouring properties. The common boundary on the North West side of the site is enclosed with a timber fence and dense hedge and on the South East side by a timber panelled fence. There is a single storey outbuilding at the rear of the application site, which appears to be in use as an office.
2. The neighbouring bungalow to the North West has a bedroom window facing the common boundary with the application site at a distance of approximately 2 metres from the boundary fence and hedge. The neighbouring bungalow to the South East has a study window facing the common boundary at a distance of approximately 1.5 metres from the boundary fence.
3. The application, received on 7<sup>th</sup> November 2008, proposes the erection of a one and a half storey height extension to the rear of the property and dormer windows to the front of the property, providing two floors of living accommodation. The application has been amended, lowering the ridge on the rear extension and altering the proposed roof profile from a pitched roof to a gambrel roof. A further amendment has since been received correcting an error in the plotting of a neighbouring property on the proposed plans.

**Relevant Planning History**

4. **S/1314/07/F** – Application for rear extension including an increase in the height of the main ridge of the house and dormer windows to the front and rear. The application was refused on the grounds of impact on neighbouring amenity. A planning appeal against the refusal was dismissed.

S-1936-08-F



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Scale 1/1250 Date 27/5/2009

Centre = 537558 E 252624 N

JUNE 2009 PLANNING COMMITTEE

5. **S/2018/05/F** – Application for a larger rear extension including a single storey element to the side and rear. The application was refused and a planning appeal was submitted and later withdrawn.

### **Planning Policy**

6. **South Cambridgeshire Local Development Framework (LDF) Development Control Policies 2007: DP/2** (Design of New Development) and **DP/3** (Development Criteria).
7. **Circular 05/2005 - Planning Obligations:** Advises that planning obligations must be relevant to planning, necessary, directly related to the proposed development, fairly and reasonably related in scale and kind and reasonable in all other respect.
8. **Circular 11/95: The Use of Conditions in Planning Permissions:** Advises that conditions should be necessary, relevant to planning, relevant to the development permitted, enforceable, precise and reasonable in all other respects.

### **Consultation**

9. **Great and Little Eversden Parish Council** – commented that the amended application is only a small amount less massive than the application previously refused, and that it would have much too great an impact on neighbouring properties and should be refused. The Parish Council also commented on the building to the rear of the application site and that two businesses operate from the site. It believes the associated traffic does not improve the amenity of the surroundings.

### **Representations**

10. Representations have been received from the three neighbours following the consultation on the amended plans:
11. **Owner of 23 Harlton Road** – objects to the application on the grounds that it would lead to a shadow being cast on the bedroom window in the side elevation of No. 23, causing a loss of direct sunlight.
12. **Owner of 19 Harlton Road** – objects to the application on the grounds of loss of light to and overshadowing of the study window in the side elevation of No 19; a room which is in daily use. The hall of the property which benefits from light from the study window, would also be darkened as a result. Also objects on the grounds that the proposed extension would be out of keeping with the original property and combined with the detached building at the rear of the application site, would result in an overdevelopment of the site.
13. **Owner of 16 Harlton Road** – objects to the application. The development would impact on the residential amenity of neighbours on both sides causing loss of light, loss of privacy and a devaluation of the properties. The proposals would lead to an over-development of the site.

### **Planning Comments**

14. The main planning considerations in this case are the impact on the visual amenity of the area and the impact on residential amenity.

### ***Impact of the visual amenity of the area***

15. The proposed extension to the rear of the property would not be particularly visible from the public domain, and it is not considered that it would cause any material harm to the visual amenity of the area.
16. The proposed dormers to the front roof slope are relatively modest and are considered to be in scale and character with the existing property. It is considered that they are acceptable in terms of their impact of the visual amenity of the streetscene.

### ***Impact on residential amenity***

17. The proposed rear extension would project approximately 6.5 metres from the existing rear elevation of the property and would have a ridge height equal to that of the main house. The eaves would be approximately 7.5 metres from the bedroom window of No. 23 at a height of 2.6 metres and the main ridge of the extension would be approximately 11 metres away at a height of 5.7 metres. Whilst it is anticipated that the proposed extension would result in some loss of both direct and ambient light during the morning, on balance it is considered that this would be within reasonable limits as the room would continue to receive an acceptable amount of morning light.
18. The extension would be visible from the bedroom window of No. 23, however, the element visible above the existing fence and hedge would be at a distance of almost 8 metres. The extension falls under a line of 25 degrees taken from the bedroom window, and on balance it is not considered that it would cause unacceptable visual intrusion to the window or be unduly overbearing.
19. The eaves of the proposed extension would be approximately 5.5 metres from the study window of the neighbouring property to the South East and the ridge would be just over 9 metres away. Whilst the extension is deeper than the extension proposed in a previous application, which was dismissed by a planning inspector, it is situated further from the window with a roof which slopes away from the boundary. The extension also meets the 25 degree test for development situated opposite existing windows in relation to No. 19. Again, it is accepted that the extension would have some impact on light received by the study window, in the later afternoon and early evening, however on balance it is considered that this would be within acceptable limits and that the residential amenity of the neighbouring property would not be significantly reduced by the proposed extension.
20. As the study window is situated opposite the gable end of the existing property, it is considered that the outlook from the window is already limited. Any visual intrusion caused by the proposed extension is considered to be unlikely to significantly impact on the amenity of the neighbouring property, given that the extension is further from the window than the existing gable and viewed at an angle.
21. The proposed dormer windows to the front would be far enough from neighbouring properties that they would not result in any significant loss of amenity or privacy.
22. The proposed window in the first floor of the rear elevation of the proposed extension would face directly down the application site. Any views of the gardens of neighbouring properties would be relatively oblique and would not be significantly different from the views already afforded from the existing dormer window.

23. The ground floor windows facing North West which would be approximately 5.5 metres from the common boundary, would not result in any significant overlooking of the neighbouring property due to screening provided by the boundary fence and hedge.
24. The roof windows proposed in the side elevations of the extension could be conditioned to be either obscurely glazed and fixed shut or to have a cill height no lower than 1.7 metres from the finished floor levels to prevent any overlooking of neighbouring properties.
25. A condition could be imposed on any planning permission granted restricting the installation of further windows in the side facing walls and roof slopes of the extension to prevent any loss of privacy.

### ***Other Matters***

26. The use of the outbuilding to the rear of the application site as an office is not considered to be a material factor in the determination of this application. In terms of its siting, whilst the outbuilding occupies a portion of the rear garden of the application site, a significant amount of garden would remain between the outbuilding and the proposed extension. It is therefore not considered that the outbuilding magnifies the impact of the extension in terms of either its impact on the surrounding area or on neighbouring properties.

### **Recommendation**

27. That the application be approved subject to the following conditions:
  1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this 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.)
  2. Notwithstanding the details of materials included in the application, no development shall commence until details of the materials to be used in the construction of the external surfaces of the buildings and structures hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.  
(Reason - To ensure the appearance of the development is satisfactory in accordance with Policy DP/2 of the adopted Local Development Framework 2007.)
  3. The proposed roof windows in the side elevations of the extension, hereby permitted, shall either have a cill height at least 1.7 metres above the finished floor levels of the room they serve or shall be fixed shut and fitted and permanently glazed with obscure glass.  
(Reason - To prevent overlooking of the adjoining properties in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)
  4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no windows,

doors or openings of any kind, other than those expressly authorised by this permission, shall be constructed in the rear elevations of the approved extension unless expressly authorised by planning permission granted by the Local Planning Authority in that behalf. (Reason - To safeguard the privacy of adjoining occupiers in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)

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

- Circular 05/2005 - Planning Obligations
- Circular 11/95 - Use of Conditions in Planning Permissions
- South Cambridgeshire Local Development Framework (LDF) Core Strategy, adopted January 2007
- South Cambridgeshire Local Development Framework (LDF) Development Control Policies, adopted July 2007
- Planning file references – S/1314/07/F & S/2018/05/F

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