

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

1st July 2009

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

**Ref.S/0580/09/F – COTON
Extensions at 54 High Street
for Mr Heslop**

Recommendation: Approval

Date for Determination: 7th July 2009

Notes: The planning application is within a Conservation Area.

Members will visit this site on 1st July 2009.

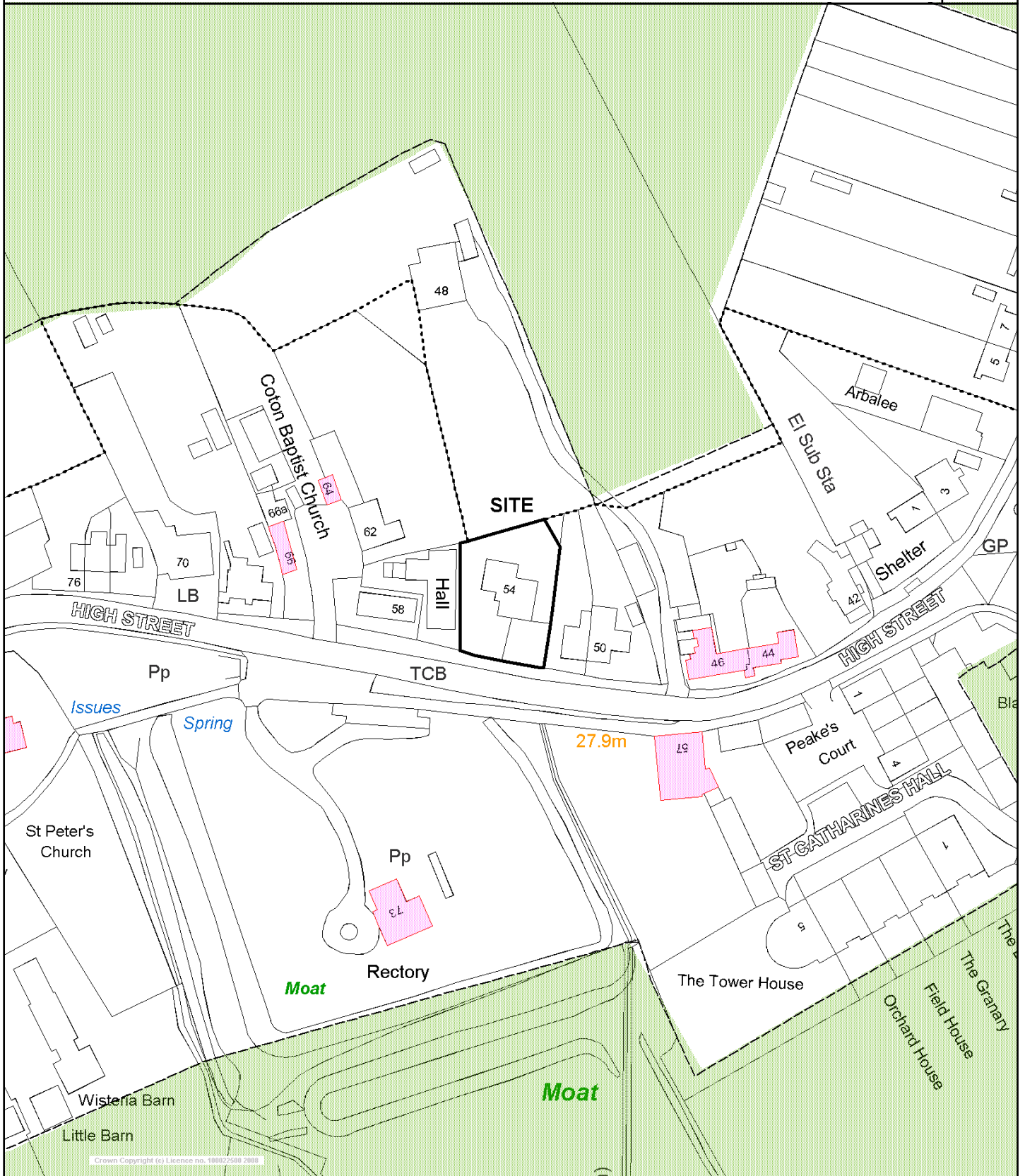
Site and Proposal

1. The site measures approximately 0.065 hectares. It is located within Coton's Conservation Area and opposite The Rectory, a Grade II Listed Building, the curtilage of which is a Protected Village Amenity Area. The dwelling has been designed around a central atrium space and has series of mono-pitched roofs that present a series of angular forms, leading to an articulate built form. It is due to this uniqueness of the building and importance of this example of modern architecture on the streetscene that a site visit by Councillors is suggested. The west side and rear boundary treatment is a 1.8 metre high wooden fence with a 2 metre high hedge going along the eastern boundary.
2. The dwelling is set between the Woman's Institute Hall to the west and the property of No.52 set 5 metres to the east. A woodland area is located at the rear of the property. The dwelling is set back approximately 9.5 metres from the road.
3. The application received 28th April 2009 proposes a first floor front extension maximum measurements are 1.2 metres x 3.2 metres, with a height of 6.7 metres to extend a bedroom, a rear two storey extension measures 5.3 metres x 5.5 metres, with a maximum height of 6.8 metres (Please note that amended plans have been asked for that will reduce the size of the extension from having a width of 5.5 metres to approximately 5.3 metres) and a rear conservatory measures 3.6 metres x 3.6 metres, with a maximum height of 4.1 metres.

All the proposed external materials will match those of the existing dwelling. The application is accompanied by a Design and Access Statement.

Planning History

4. The existing dwelling was approved in the 1970s under planning application **S/0501/73/D**. The applicant applied to extend the dwelling in 2008 under planning application **S/1548/08/F**. This application was refused on conservation grounds due to the design not being sympathetic to the character of the existing building.



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Scale 1/1250 Date 17/6/2009

Centre = 541012 E 258926 N

July 2009 Planning Committee

Planning Policy

South Cambridgeshire Local Development Framework (LDF) Development Control Policies, adopted July 2007:

5. **DP/2** (Design of New Development), **DP/3** (Development Criteria), **CH/5** (Conservation Areas).

South Cambridgeshire Local Development Framework (LDF)

6. Development Affecting Conservation Areas (Supplementary Planning Document), Adopted January 2009. Extensions should be subservient to the original structure and be proportionate. Scale, form and massing of an extension should acknowledge the original structure, along with the original roof form.

Consultation

7. **Coton Parish Council** – Recommends refusal due to it being too big, domineering, and will cause lack of light & privacy on neighbouring dwellings.
8. **Conservation Officer** – ‘54 High Street dates from the early/mid 1970s and is within the Coton Conservation Area and adjacent a number of Listed buildings. The house is of an innovative design and the aim of pre-application negotiation following previous refusal has been to provide extensions in sympathy with this.

The submission is in accordance with the advice given and therefore in principle would not harm the interests of this building and this part of the Conservation Area. However, the side elevation facing east (towards 52 High Street) should be more articulated, with the Bed 1 extension set in from the existing wall by approximately 300-500mm. The varying positions of elements of the elevations is a significant part of the original design and breaks down the apparent bulk of the building to spans that are characteristic of the adjacent more traditional buildings in the Conservation Area. The set-back would also reduce the impact on the adjoining buildings.

The set-back and obscured glass to the proposed ensuite would also reduce overlooking of the adjacent properties.

I therefore recommend approval subject to the above amendments and conditions as follows:

No development shall take place until details of the materials to be used in the construction of the external surfaces of the buildings 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.)’

Representations

9. **62 High Street** – Wishes to retain their privacy and that the materials used should match the existing.
10. **52 High Street** – (Occupant). Objects to the proposed development due to it not being modest in size. States that it will lead to a significant loss of privacy and loss of afternoon/late evening light in the rear garden of No. 52.

11. **52 High Street** – (Owners). They object to the proposed development, although would not object to a single storey extension at the rear. They comment that it will lead to a loss of privacy.

(Privacy)

12. At present two small side bedroom windows and three small rear windows overlook their rear garden, patio area and kitchen/dinning area windows. If the development is allowed their rear garden would be overlooked by two existing small side bedroom windows and four new large rear bedroom windows on the first floor. Two extra ground floor side windows to an extended kitchen and new study would also face directly onto a patio seating area of No. 52.

(Loss of Light)

13. They believe that the proposed development will cause considerable loss of afternoon and evening light, especially in winter and will double the amount of their garden in shadow.

(Incompatible scale, mass, form, siting and proportion in relation to the surrounding area).

14. They state that the extension will be overbearing on adjacent properties and lead to the side elevation of unbroken mass increasing from 9.25 metres to 14.55 metres, an increase of 5.3 metres or 57%. The extended side wall would overshadow 63% of the rear garden of No. 52 compared to 40% currently. They believe that the unbroken scale and mass of the two-storey rear extension would have an adverse impact upon the character and appearance of the Conservation Area.

For these reasons the development is contrary to the Local Development Framework Policies DP/2 and CH/5 and the Supplementary Planning Document on Development Affecting Conservation Areas.

(Conservation Area)

15. They believe that the development would impede the view from the High Street of the woodland behind 54 High Street.

(Errors)

16. They state that the Design and Access states the property mentions the wrong address and that the property is a detached not a semi-detached house.

(Conclusion)

17. They argue that the extension would have a significant and negative impact by loss of character of the areas, loss of privacy, and the overbearing nature of the extension.

(These objections are supported by figures 1-6 submitted by the owners of No.52).

Planning Comments

18. The main planning considerations for this development are does it preserve or enhance the character and appearance of the Conservation Area and does it have a detrimental impact upon the amenities of neighbouring properties.
19. **Impact upon the Conservation Area** – The proposed scheme has been designed in consultation with Conservation Team in order to maintain its fairly unique roof pattern and articulate form; the design submitted is based upon

Conservation's comments. The proposed development follows the same pattern of built form as the existing dwelling and maintains most of its unique and important features. The roof pattern on the proposed extensions has been carefully designed in order to replicate those of the existing dwelling. The proposed development will also use matching materials for the external appearance of the development, thus preserving the Conservation Area.

20. The applicant has been asked to indent the eastern kitchen/breakfast and bedroom wall, in order to further improve the built form of the development. This indentation would further improve the proposed development and help to emphasise the break in the height of the eaves. In reply to the owners of No. 52 point regarding loss of views through the gap between buildings, it is Officers' view that with the extension (as originally submitted) being built in line with the existing eastern two storey wall, there will be no loss of view from the streetscene to the trees at the rear of the property. A gap of approximately 4 metres would remain to the side eastern boundary. The amendment if received would improve this further by being indented inwards; the two storey rear extension would not be able to be seen from the public footpath.
21. ***Impact upon Neighbours Amenity*** - The proposed development will have little impact upon the Institute Hall to the west. The two storey element is set on the other side of the property, the garden room is only one storey in height and the extension to the front bedroom only brings the mass 1.1 metres closer to the hall. It is, therefore, considered that the development will not have any detrimental overbearing impact upon the hall or cause significant loss of morning light. The hall will likely receive an increase in privacy due to the loss of the first floor balcony and bedroom windows that look directly towards the side windows of the Hall.
22. The proposed development is also considered to increase the privacy of No. 52. The existing dwelling currently has 3 bedroom windows and two bathroom windows facing towards the property of No.52. The proposed development will lead to only one bedroom window and three bathroom windows facing No. 52. The new en-suite window could be conditioned in order to be permanently maintained with obscure glazing and a further condition can be added to ensure no new windows are placed on the eastern side of the two storey extension, thereby preventing future possible overlooking. The two additional ground floor side windows will not cause any significant loss of privacy, due to the existing hedge approximately two metres in height.
23. The proposed development is not considered to cause any significant loss of light to the property of No.52. The two storey extension to the west of No.52 is no higher than the existing dwelling and although it extends 5.35 metres further back than the existing rear wall, it will be some 4 metres from the eastern boundary. It is considered that the proposed extension will only lead to loss of light between 6 and 7 pm. It is considered by Officers that the proposed two rear extension will lead to only a small loss of sunlight and that this will not be detrimental to residential amenity.
24. The proposed development is not considered to be overbearing upon the property of No. 52 due to it being set away from the boundary by approximately four metres and the existing two metre planting breaks up the mass of the extension. The proposed roof slopes away from No.52 further reducing the impact upon this neighbour. The amended plans that have been requested would further break up the mass of the development by indenting it away from the neighbour.

25. The rear facing windows are located approximately 8 to 9 metres away from the rear boundary; none of these windows are facing towards the dwelling of No.62 and there is natural screening on this boundary.

Recommendation

26. Approve, subject to the following conditions
1. SC1 Full Planning Permission, Time Limit (3 years)
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 that have not been acted upon.)
 2. SC30 Permitted Development – Windows
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 eastern side elevation of the extensions, hereby approved, at and above first floor level 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.)
 3. SC31 Glazing
Apart from any top hung vent, the proposed first floor window for the new en-suite in the east side elevation, shall be 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.)

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) and SPD Development affecting Conservation Areas (adopted January 2009)
- Planning Files Ref: S/0580/09/F, S/1548/08/F and S/0501/73/D.

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