

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

1st July 2009

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

**S/0695/09/F – BASSINGBOURN CUM KNEESWORTH
Extensions and Associated Alterations (Revised Application),
at 104 North End, for Mr and Mrs McCraith**

Recommendation: Approval

Date for Determination: 14th July 2009

Notes:

This Application has been reported to the Planning Committee for determination because the applicant is an elected member of South Cambridgeshire District Council.

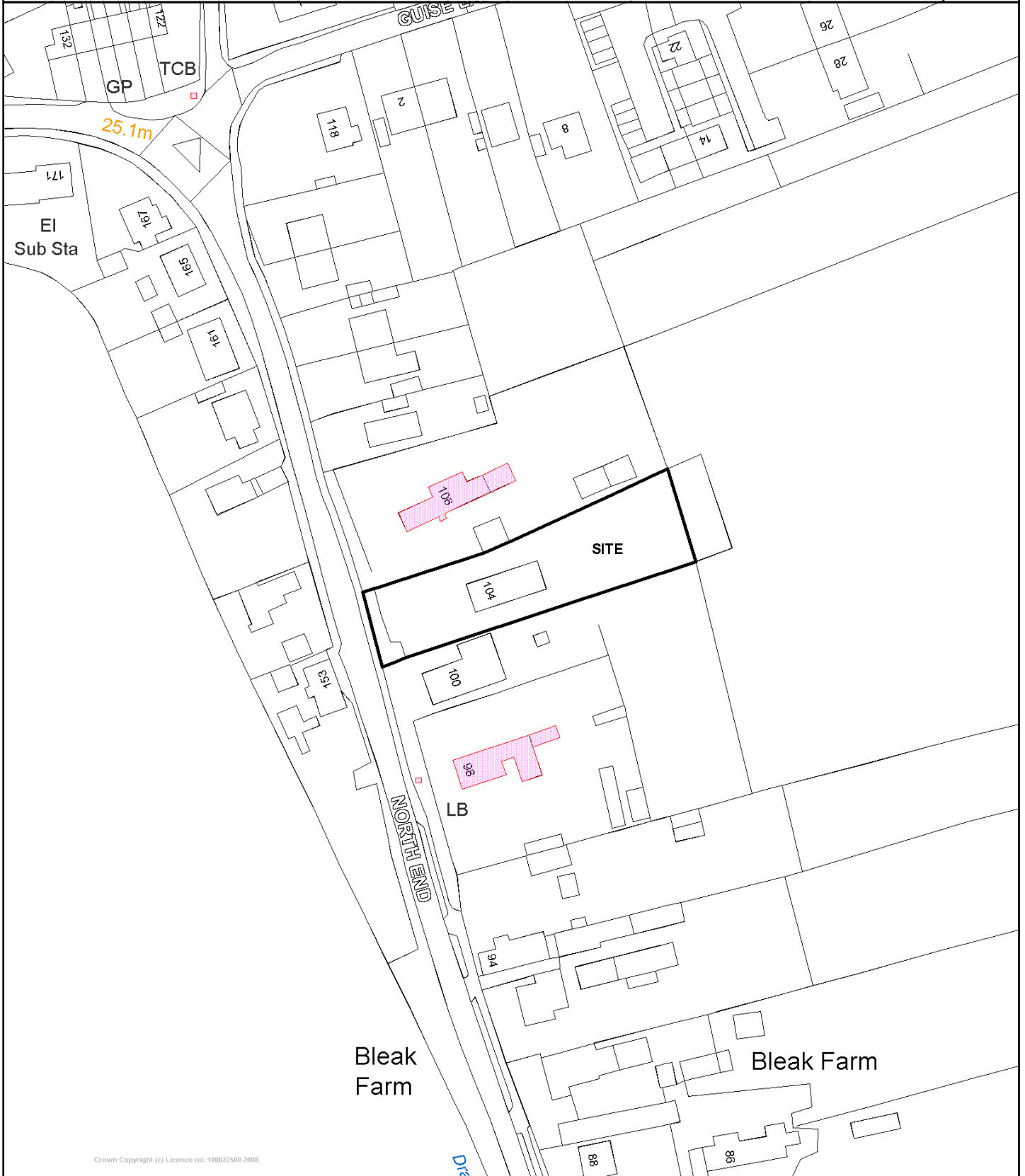
Site and Proposal

1. Number 104 North End is a two-storey detached property set back from the roadside and characterised by a gable front, tiled roof and white rendered walls. The site is demarcated by a combination of fencing and hedging, and vehicular access and parking is located to the south side of the dwellinghouse. The application site lies outside the village framework of Bassingbourn, and is sited between the residential properties of 100 and 106 North End, with paddock and agricultural land to the east. The application site also falls within the setting of a listed building at 106 North End.
2. The householder application, registered on 19th May 2009, seeks retrospective approval for a revised scheme for extensions and alterations previously approved under planning application S/1807/07/F. The approved scheme proposed an extension to the northern side of the dwellinghouse by way of a single storey lean-to element that continued the existing northern roof slope down to an eaves height of 2.6 metres. A two-storey gable-end was also proposed in the centre of the north elevation that had a ridge height of 8 metres and eaves height of 4.5 metres. This scheme has now been constructed and incorporates the following revised elements that are included in the current application:
 - (a) the retention and alteration of an existing first floor dormer window in the northern elevation (to serve the proposed ensuite bathroom), and
 - (b) the narrowing of the proposed two-storey gable end from a width of 6.4 metres to 6.2 metres.

Planning History

3. Outline planning consent was originally granted for the property at 104 North End at appeal in 1990 (**S/2049/89/O**), with the reserved matters application gaining approval in 1991 (**S/0096/91/D**). Planning application for extensions and associated alterations to the property was granted on 5th December 2007 (**S/1807/07/F**). Planning Committee considered this application at meetings on 7th November and 5th December 2007, following a site visit.

S-0695-09-F Bassingbourn



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Scale 1/1250 Date 17/6/2009

Centre = 532965 E 244809 N

July 2009 Planning Committee

Planning Policy

Local Development Framework Development Control Policies (Adopted July 2007):

4. **DP/1** (Sustainable Development), **DP/2** (Design of New Development), **DP/7** (Development Frameworks), **HG/6** (Extensions to Dwellings in the Countryside), **CH/4** (Development Within the Curtilage or Setting of a Listed Building).
5. **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

6. **Bassingbourn Parish Council** – Recommends approval.
7. **Conservation Officer** – The extension, which was approved in 2007, comprises a single storey lean-to element with a two-storey wing at right angles to the main house. This two-storey element has been sited to sit behind the garage of the adjacent dwelling, thereby minimising its impact on the setting of the listed building. The current proposal is to regularise the minor alterations made on site and reflect that which was built. There are no significant changes to the approved scheme and no objection to the scheme as built. Recommendation – Approve.

Representations

8. None, although the adjoining neighbours at No. 106 North End had expressed concern about the retention of the dormer window in lieu of an approved rooflight, overlooking from ground floor north facing windows and non-compliance with approved boundary treatment on the north boundary.

Planning Comments – Key Issues

9. The size and scale of the development has already been judged to accord with Policy HG/6 of the South Cambridgeshire Local Development Framework (LDF) under the last application, and the current proposal represents a minor change to the overall volume and gross internal floor area of the extension. Therefore the key issue to be judged in determining the revised scheme is whether the development would adversely impact upon the setting of the adjacent listed building and whether it would have an unacceptable impact upon neighbour amenity.

Impact upon the setting of the adjacent listed building

10. The existing dwellinghouse at 106 North End is Grade II Listed and is sited approximately 10 metres from the northern boundary of the application site. The development has extended the dwelling at 104 North End within two metres of the boundary of the listed building. However, the existing tall ridged roof of the double garage at 106 North End does help to mitigate the impact of the development on the setting of the listed building by screening a large extent of the built two storey gable end. The development is considered subservient in height to the existing dwellinghouse and compatible in form and, given the degree of visual separation with 106 North End, the development is not considered to adversely impact upon the setting of the Grade II listed building.

Impact upon neighbour amenity- Overbearing

11. As previously noted, a large amount of the development is screened by the neighbouring garage at 106 North End and the separation between the neighbouring dwellinghouse and the application site helps to mitigate any overbearing impact, particularly from the two storey element. The rest of the development is single storey and is largely screened by an existing hedge and two-metre high fence, on top of which is to be attached a 0.3 metre high trellis, approved in order to discharge condition 4 of planning permission ref. S/1807/07/F.

Overlooking

12. The built extension has windows that face east, west and north. Of these openings the one with the greatest potential to overlook the neighbouring property at 106 North End is the study window in first floor northern elevation. Views from this study window would be dominated by the roof of the neighbouring garage, which has a ridge running from east to west. Any views of the front and rear of the neighbouring curtilage would only be possible at an acute angle but, given the distance between the first floor windows of both properties, it is considered appropriate that this opening be conditioned to remain permanently glazed with obscure glass. This window formed part of the approved scheme (ref. S/1807/07/F) and was conditioned to be obscured glass.
13. The retained first floor ensuite bathroom window in the northern elevation has been altered in position and moved 0.6 metres to the rear of the dwellinghouse. The window opening would appear to reflect an existing arrangement and is obscure glazed to maintain privacy.
14. Views from the ground floor windows in the north elevation of the development are limited by the existing neighbouring garage and the existing side hedge and 2 metre high fence. Notwithstanding existing screening, the ground level of the application site would appear to be slightly raised compared to the neighbouring site to the north and, as a result, the top of the ground floor playroom and utility room windows are visible to the neighbour at 106 North End. Although overlooking is not considered significant, the proposed small trellis to be attached on top of the existing fence would help to alleviate the perception of overlooking and the concern shown previously by the immediate neighbour.

Other Matters

15. The submitted plans do show a discrepancy in the positioning of the first floor ensuite bathroom window in the northern elevation and amended plans are, at the time of writing, being prepared for submission.

Recommendation

16. Subject to the receipt of an accurate drawing of the first floor ensuite bathroom window in the north elevation, that the application be approved, subject to the following conditions:
 1. The first floor window in the north elevation of the extension, hereby permitted, shall be permanently fitted and maintained with obscure glass. (Reason - To prevent overlooking of the adjoining property in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)

2. Within 28 days of the date of this Decision Notice or at such time as shall have been previously agreed in writing by the Local Planning Authority, the approved northern boundary treatment shall be fully completed in accordance with drawing LS/1.
(Reason – To prevent overlooking of the adjoining property and to ensure that the appearance of the site does not detract from the character of the area in accordance with Policy DP/2 and DP/3 of the adopted Local Development Framework 2007.)

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

- Circular 11/95 – Use of Conditions in Planning Permissions
- South Cambridgeshire Local Development Framework (LDF) Development Control Policies, adopted July 2007.
- Planning File Refs: S/2049/89/O, S/0096/91/D, S/1807/07/F and S/0695/09/F.

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