

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

5th August 2009

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

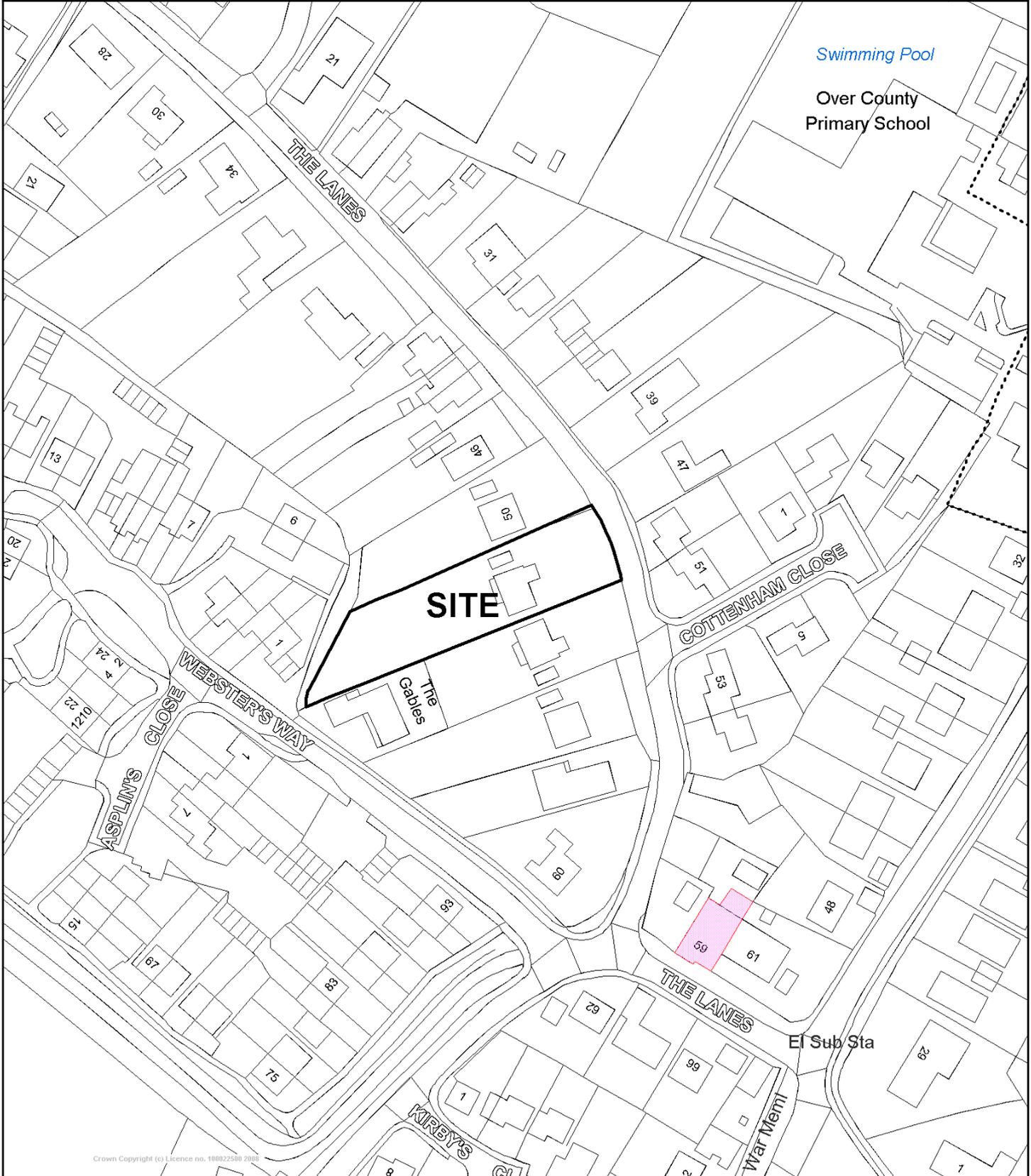
Ref. S/0705/09/F – OVER
Erection of a Single Storey Extension to the Front and Side of the Property and the Installation of Rooflights and Solar Panels at 52 The Lanes for Mr and Mrs M Sumpter

Recommendation: Approval

This Application has been referred to the Planning Committee from the Chairman's delegation meeting.

Site and Proposal

1. The application site is a pitched roof bungalow in brick and render with a detached pitched roof garage to the side. The front elevation of the property has a single storey forward projecting element with a gable facing the street, which is partly clad in timber and has a tiled roof matching that of the main house. The property is set back nearly 20 metres from the road and the front garden is open to the street and almost exclusively given over to lawn. There is a driveway from the street to the garage along the Northern boundary. There is some planting on both common boundaries at the front of the property, and the planting is slightly more established on the Southern boundary.
2. The application property is one of a series of four bungalows granted planning permission in 1961. The central two bungalows (of which No. 52 is one) originally had projecting gabled elements to the front elevations, while the outer two were flat fronted. Each of the properties had a detached garage to the side. The bungalow directly to the North, No. 50, has been recently extended to the North side and given a large, front projecting gabled extension. In addition, the property has been significantly extended to the rear. The bungalow directly to South, No 54, appears relatively unaltered, while the bungalow further South has front and rear projecting extensions.
3. In general the streetscene is characterised by a wide variety of properties. Opposite the application site there is a double-fronted Georgian detached house as well as a cul-de-sac of late 1970's houses. Further to the North there are bungalows of a variety of types as well as two storey houses, both detached and terraced, some set back from the street and some back of pavement.
4. The proposed development is the erection of a single storey extension to the front and side of the property and the installation of rooflights to the existing roof and rooflights and a solar panel to the proposed extension. The front extension is of a contemporary design with a series of connected, projecting gables forming the extension. It is covered by three pitched roofs and one monopitch element, which also provides a porch over a relocated front door. The front extension would be clad in timber battens and would have a tiled



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Scale 1/1250 Date 24/7/2009

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roof. The side extension in place of the detached garage is covered by a flat roof and would be rendered white.

Planning Policy

5. South Cambridgeshire Local Development Framework (LDF) Development Control Policies: **DP/2** - Design of New Development, **DP/3** - Development Criteria.

Consultation

6. **Over Parish Council** – has recommended refusal on the following grounds:
 - (a) the proposed development would constitute an overdevelopment of the site;
 - (b) the proposed development would constitute a significant increase in the size and mass of the dwelling;
 - (c) the proposed development would be out of character with neighbouring dwellings;
 - (d) the removal of the garage and parking area to the front of the property would result in parking closer to the road which would be visually intrusive in the open area.
6. **Urban Design Team** – has commented that a well-considered design led approach has been undertaken by the architect, to introduce a strong variation to the predominant existing architectural style of the neighbourhood.
7. The front elevation presents a controlled variety of gables and window openings, to create a visually interesting design composition.
8. Concern was originally expressed regarding the lack of vertical emphasis of the building, but in fact the team are not objecting to the approval of the proposal. The scheme is creative and contemporary and is not overly prominent in its location as to warrant refusal or amendment. The architect has sought an unusual approach to the design, but it is not one that would be inappropriate or overly radical, indeed it challenges traditional stereotypical approaches to house extensions".

Representations

8. No other representations have been received in respect of this application.

Planning Comments

9. The main planning considerations in this case are the impact on the character of the area, impact on parking and highway safety and the impact on residential amenity.
10. ***Impact of the visual amenity of the area*** – The proposed extension would project approximately 4 metres to the front of the main elevation of the property, slightly forward of the existing gabled front element. The proposed extension would not project beyond the general building line established by the front projections on the adjacent bungalows. The extension would extend slightly outside the existing return elevation on the South side and into the area currently occupied by the detached garage to the North of the house. The roof is set down well below the main ridge level of the house and the

gabled peaks allow the form and scale of the main house to be seen behind the extension, preserving its relationship with the bungalows on either side. This ensures that, despite being wider than the main front elevation, the proposed front extension has a scale which is compatible with the main house. The properties on the West side of the street are set well back from the road and the extension would therefore not be particularly prominent on the inside of the wide sweep in the road. It would be seen across the existing lawned area and will read clearly as a later extension of the property, allowing the proportions of the original property to be clearly identified.

11. The extension is of a contemporary design which is considered to be interesting and original and which would provide a high quality piece of modern architecture in an already varied streetscene. The design has evolved over the course of discussions with the planning officer and members of the Council's Urban Design Team, a process which is detailed in the Design and Access statement. The design draws on the predominance in the existing streetscene of gables facing the road, presenting an interesting and controlled variety of gables to the streetscene. The individual peaks span the rooms below with the monopitch roof on the North end of the extension providing a canopy over the relocated front door. Policy DP/2 of the Local Development Framework states that development should include variety and interest within a coherent design, which is legible and provides a sense of place whilst also responding to the local context and respecting local distinctiveness, and it is considered that the proposed extension satisfies that requirement.
12. It is considered that the materials used in the construction of the extension would be key to the quality of the finished extension. It is therefore proposed to require details and samples of all external materials to be submitted prior to the commencement of the development.
13. The proposed extension is therefore considered to be in scale with the existing property and of a distinctive and interesting design which would sit comfortably in a streetscene characterised by a variety of house types.
14. **Impact on parking and highway safety** – Despite the loss of the garage and an element of the driveway closest to the house, the driveway would still accommodate the parking of at least three vehicles. This is considered to be adequate provision for the property. There is no on site turning at present and this situation would remain. The proposed development is therefore considered to be acceptable in terms of its impact on parking and highway safety.
15. **Impact on residential amenity** – Due to the fact that the application property is stepped back approximately 4 metres from the neighbour to the North, the front extension is not considered to have any significant impact on the windows in the front elevation of No. 50.
16. The flat roof element of the extension closest to the Northern boundary would be approximately 3.5 metres from the windows in the side elevation of No. 50, and the monopitch roof element would be approximately 5.5 metres away. Given the relatively low height of the element closest to the boundary (approximately 2.7 metres) it is not considered that the proposed extension would cause any significant harm to the residential amenity of the neighbouring property despite its location to the South.

17. The proposed extension would project approximately 4 metres in front of the main building line of the neighbour to the South, No. 54 as the properties currently occupy broadly the same building line. The extension would be 2.3 metres from the gable end of the neighbouring property and approximately 4.5 metres from the nearest point of the windows in the front elevation. The eaves height of the extension on the South side would be approximately 2.7 metres, sloping away to a ridge just over 4 metres in height. As drawing 818/PP03 shows, the extension comfortably meets the 45 degree test in terms of the closest window on the front elevation of No. 54, even when measured from the nearest edge of that window. As the extension would be to the North of No. 54, it is not considered that the extension would cause any significant loss of light or overshadowing. Given that it meets the 45 degree test, is over 4 metres from the neighbours window and taking into consideration existing screening along part of the common boundary, it is not considered that it would result in any significant harm to the outlook of No. 54 or be overbearing to its windows.
18. A condition would be applied to any planning permission restricting the insertion of additional windows in either of the side elevations to ensure the privacy of neighbours is not harmed.

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, as well as windows, roof windows and solar panels 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 windows in the North elevation 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 approved extensions 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:

- South Cambridgeshire Local Development Framework (LDF) Core Strategy, adopted January 2007
- South Cambridgeshire Local Development Framework (LDF) Development Control Policies, adopted July 2007

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