

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

2nd September 2009

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

**S/0574/09/F – OVER
Extensions and Two Garages, 2 Willingham Road for Mr Steve Dunn**

Recommendation: Approval

Date for Determination: 13th October 2009

Notes:

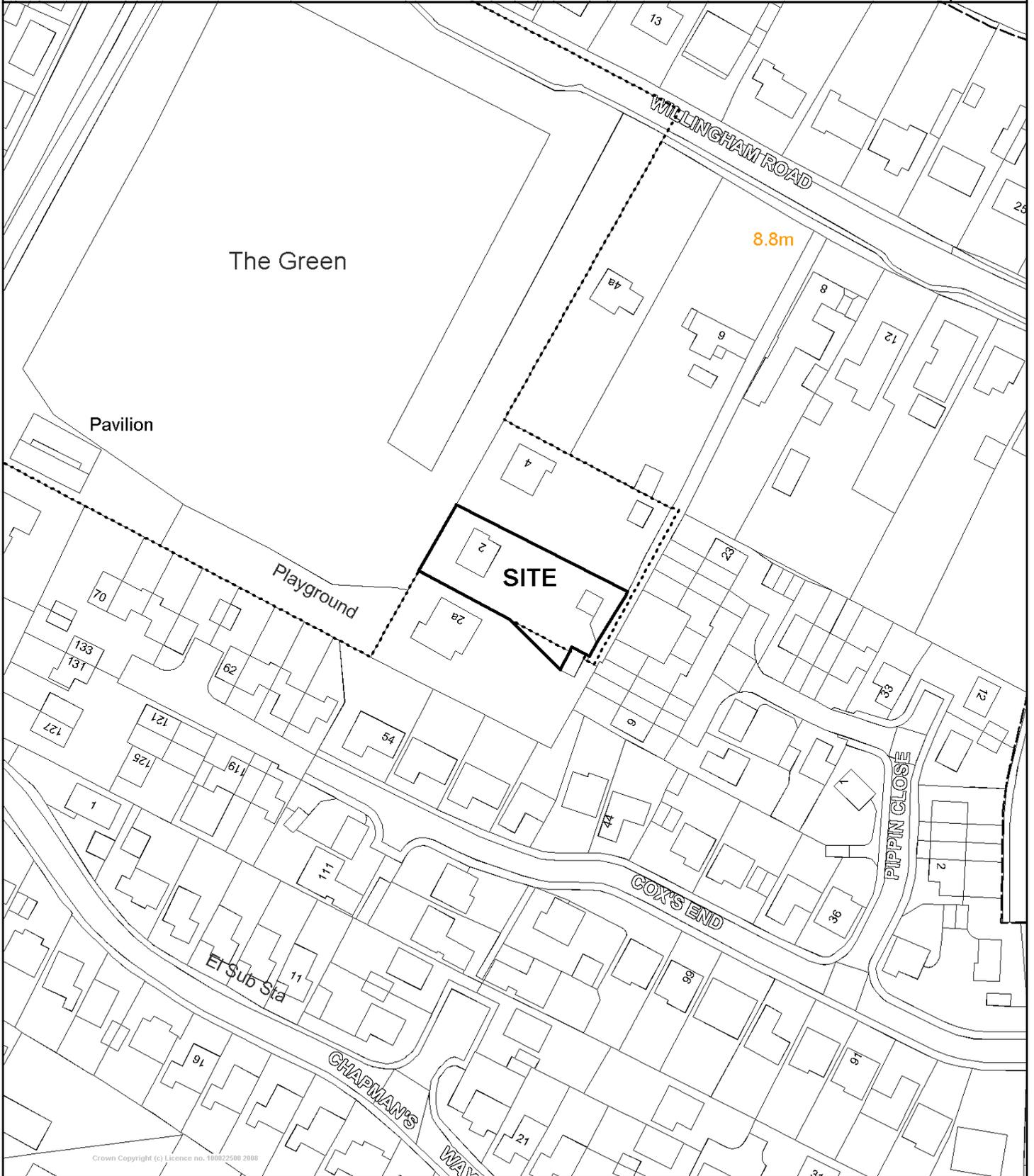
This Application has been reported to the Planning Committee for determination because the Parish Council has recommended refusal in a Conservation Area, contrary to Officer recommendation.

Site and Proposal

1. Number 2 Willingham Road is a two-storey detached property, constructed in the late 19th/early 20th century. The site is located in Over Conservation Area, with the recreation ground to the northwest, a detached two-storey house of similar age to the northeast, a detached bungalow to the southwest and a private access road to the southeast. The plot is defined by a hedge to the northwest boundary, and part close-boarded fencing and part hedging to the northeast and southwest boundaries; the southeast boundary is relatively open except for an existing flat roof garage and a neighbouring outbuilding. The site does not fall within a flood risk area.
2. The planning application, registered on 12th May 2009, and amended by drawings and Design and Access Statement franked 30th July 2009, seeks approval to extend the existing dwellinghouse with the addition of two single-storey elements positioned either side of the existing building and extending beyond its front wall by 4.9 metres. The proposal also involves two detached single garages located to the front of the plot. The extensions would be brickwork under slate roofs. The garages would be clad with featheredge cedar boarding and have slate roofs.

Planning History

3. The existing property has been extended with a two-storey double gable on the southeast side of the building (approved under **S/0321/91/F**).
4. The current proposal follows two previous schemes submitted in planning applications **S/0936/08/F** and **S/1789/08/F**. The first of these applications involved two single storey wings either side of the existing dwelling, with a mono-pitched roof design. The design, scale and form of the development was not considered sympathetic to the traditional scale and form of the building and was subsequently refused on 22nd July 2008, as it failed to preserve or enhance the special character and appearance of the Conservation Area.



Crown Copyright (c) Licence no. 100025500 2008



Reproduced from the 2008 Ordnance Survey mapping with the permission of the controller of Her Majesty's stationary office (c) Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

Scale 1/1250 Date 18/8/2009

Centre = 537810 E 270384 N

September Planning Committee 2009

5. The second submitted scheme (**S/1789/08/F**) repeated the mono-pitch roof over the main length of the extensions but revised the roof design at its west elevation to include hip ends to each wing. This application was withdrawn due to concern that the roof design would be discordant with the existing simple form and design of the dwelling, and would have a negative visual impact on the skyline and Conservation Area.

Planning Policy

6. **Local Development Framework Development Control Policies (Adopted July 2007):**

DP/1 (Sustainable Development), **DP/2** (Design of New Development), **DP/7** (Development Frameworks), **CH/5** (Conservation Areas), **NE/9** (Water and Drainage Infrastructure)

Consultation

7. **Over Parish Council** recommends refusal on grounds that the proposed extension would have a significant impact on the Conservation Area, as the hedge to the west of the site has been cut to a height of 5 foot and it is intended that this height be maintained in the future by the Parish Council. The extensions would result in significant increase in run-off water, as the footprint still appears to involve an increase of over 100%, as with the previous application (S/0936/08/F). Such an extension would also be out of character with the neighbouring dwelling. The Heritage Statement which accompanies the application is also incorrect as there is no longer a 'tall boundary hedge'.
8. **Conservation Officer** recommended refusal of the original application due to the design, scale and form of the proposed extensions which would be harmful to the scale, form and symmetry of this positive building and its setting in the Conservation Area, contrary to CH/5.

Pre-application discussion has taken place regarding the design of the extension to the house, following the previous refusal, which included design, scale and form as reasons. The design is improved, although the hipped roofs and the fenestration of the northwest elevation emphasise the contrast of length and scale of the proposed extensions at odds with the symmetrical design of the original house. The hipped roofs are also contrary to the gabled design of the existing house and the development in this part of the Conservation Area.

By lowering the hedge further, more of the single storey wings (especially the roofs) would be prominent over the lowered hedge and would contrast with the original building. By attracting attention to themselves by means of their design, they would emphasise the spread of the house across its site at odds with its neighbours.

9. Comments from the Parish Council and Conservation Officer upon the amended scheme, which omit the hipped roofs on the house extensions.

Representations

10. None

Planning Comments – Key Issues

11. The key issues to be judged in the determination of the application are the impact on the existing dwelling, the Conservation Area, and residential amenity.

Impact upon the existing dwelling

12. The existing dwelling is characterised by a traditional, symmetrical form. The proposal aims to extend the width of the dwelling from 10.5 metres to 17.45 within the width of the plot, which increases from 18.4 metres to 23.6 metres at the south east end. The footprint of the development would therefore occupy a large proportion of the plot's width but this in itself is not considered to result in harm to the character of the dwelling; moreover, the key issue is the resulting form and design.
13. The proposed south east elevation shows two single storey wings at 5.2 metres in width and both with a pitched roof that would reflect the symmetry of the existing double-gabled extension, unlike the previous submitted designs. Both wings would have a length greater than the existing dwellinghouse but, individually, this aspect of the proposal is not considered to harm the character of the building due to the low form of the development (4m to ridge) and the length of the plot.
14. Original plans submitted in the application raised concern due to the hip roof design on the side elevations of each wing. This design was considered to emphasise the contrast in the width and scale of the proposed extensions, at odds with the symmetry and character of the original house. The proposed utility room window also appeared disproportionate to the existing fenestration.
15. Subsequent amended plans were received on 30th July 2009 (drawings 006c, 008c, 007c) following the suggestions of the Conservation Officer to show gable ends to each wing and to reduce the size of the utility room window. Although views of the northwest elevation show differing widths to each extension, they are the same height and the form and design of the resulting development is considered to preserve the original character of the dwelling.

Impact upon the Over Conservation Area

16. The existing dwelling is considered to have a positive contribution to Over Conservation Area, with immediate views of the north west side of the building available from the recreation ground. The development would be visible within the Conservation Area, particularly with the lowered hedge to the north west boundary; however, the amended design of the extensions is considered to be compatible with the original style and appearance of the dwelling and in this respect would help to preserve the character of the Conservation Area, subject to appropriate materials. The extensions would have an impact on the open spaces that are visible between the neighbouring properties from the recreation ground but the height and form of the development would limit this impact.
17. The form of the proposed two single garages in the southeast corner of the site would be unorthodox but the siting and appearance would not result in harm to the Conservation Area and together both garages are considered acceptable, subject to suitable materials.

Impact upon residential amenity

18. The siting and low height of both the proposed extensions and garages would limit the impact of the development on the immediate neighbours. Existing boundary treatment on either side of the application site would also help to mitigate the impact of the development on the adjoining neighbours.

Other Matters

19. Surface water drainage has been raised as a concern due to the size of the proposed development and the increase in run-off water from the site. Although the site does not fall within a flood risk area, the local concern regarding flooding can be addressed by a suitable drainage condition.

Recommendation

20. That the application, as amended by drawings 006C, 007C and 008C franked 30th July 2009, be approved, subject to the following conditions:
 1. SC1
 2. No development to the extensions, hereby permitted, shall take place until samples of the materials to be used in the construction of the external surfaces of the extensions 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 preserves or enhances the Conservation Area in accordance with Policy CH/5 of the Local Development Framework Development Control Policies adopted 2007.)
 3. No development to the garages, hereby permitted, shall take place until samples of the materials to be used in the construction of the external surfaces of the garages 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 preserves or enhances the Conservation Area in accordance with Policy CH/5 of the Local Development Framework Development Control Policies adopted 2007.)
 4. Prior to the commencement of any development, a scheme for the provision and implementation of surface water drainage shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be constructed and completed in accordance with the approved plans prior to the occupation of any part of the development or in accordance with the implementation programme agreed in writing with the Local Planning Authority.
(Reason - To ensure a satisfactory method of surface water drainage and to prevent the increased risk of flooding in accordance with Policies DP/1 and NE/9 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/0321/91/F, S/0936/08/F, S/1789/08/F and S/0574/09/F.

Contact Officer: Andrew Winter – Planning Assistant
Telephone: (01954) 713082