

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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**REPORT TO:** Planning Committee

4<sup>th</sup> November 2009

**AUTHOR/S:** Executive Director (Operational Services)/  
Corporate Manager (Planning and Sustainable Communities)

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**S/1109/09/F - ELTISLEY  
Extension, 55 The Green for Mrs Hazel Crawley**

**Recommendation: Approval**

**Date for Determination: 8<sup>th</sup> October 2008**

**Notes: This Application has been reported to the Planning Committee for determination because the planning application is within a Conservation Area.**

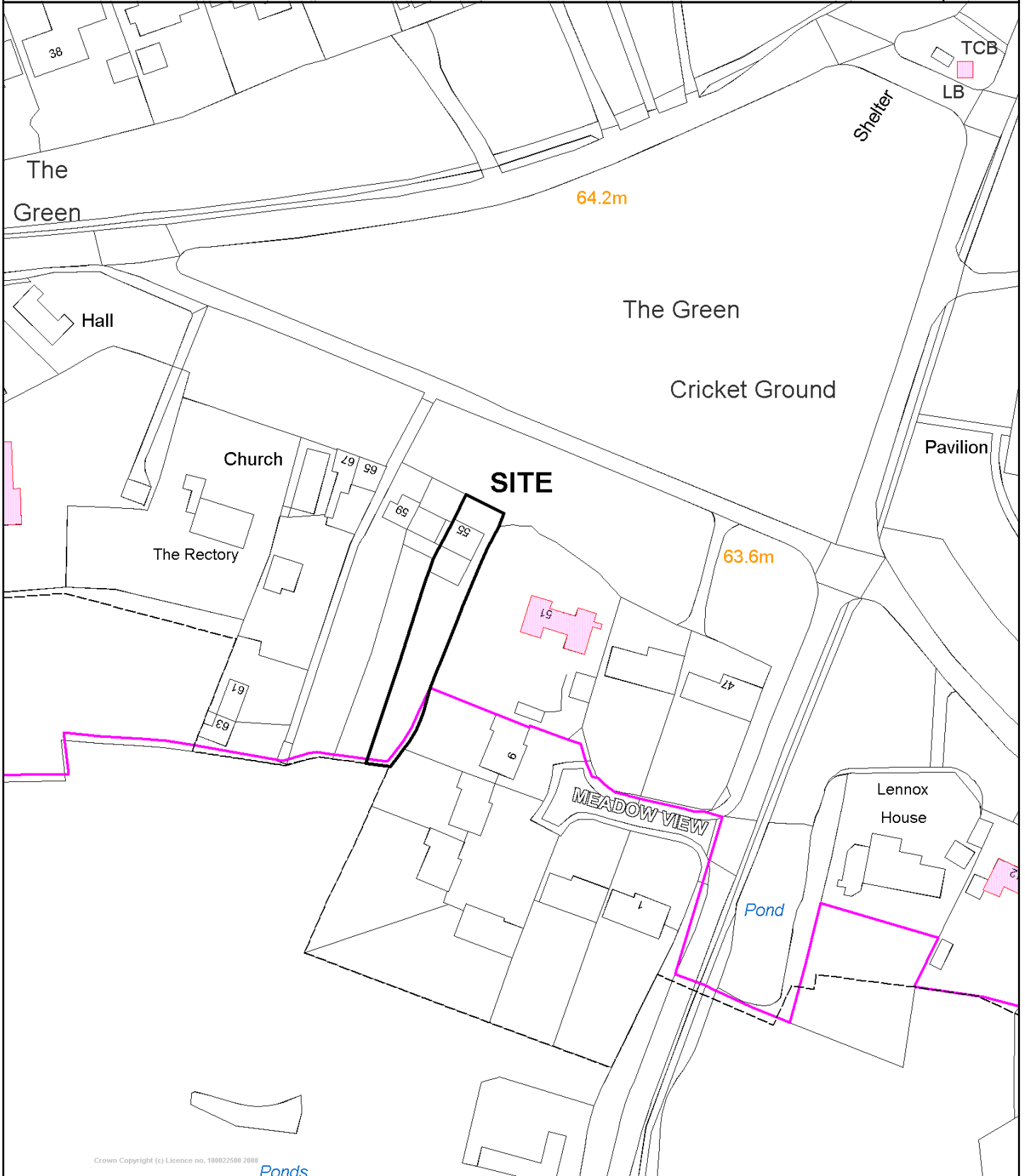
### **Site and Proposal**

1. The site measures approximately 0.06 hectares. The end terrace dwelling resides within the village framework and Conservation Area. The dwelling also faces onto the Public Green (Cricket Ground) and is adjacent to a Grade II Listed Building. The building of No.55 is a one and a half storey dwelling, with a hipped roof and chimney. The dwelling is constructed with buff colour bricks, dark reddish/brown tiles and wooden fenestrations.
2. The dwelling is set approximately 18 metres away from the road and is attached to No.57. The Grade II Listed Building is detached and the boundary treatment between the two dwellings is made up of mature trees and bushes. The existing dwelling (not including the conservatory) measures approximately 13.8 metres x 6.2 metres, with a height of 7.7 metres (excluding chimney).
3. The proposed side extension measures approximately 6.6 metres x 2.5 metres, with a height of 3.7 metres. The proposed materials will match those on the existing dwelling.
4. The proposed development has been amended on 20th October 2009, this has changed the development from a wrap around extension with a hip roof to a more simple lean-to extension.

### **Planning History**

5. **S/0409/89/F** – The proposed two storey extension was refused on overbearing and loss of light grounds to No.57.
6. **S/0594/90/F** – The proposed two storey rear extension was approved. This extension formed a new living room and bedroom space.
7. **S/0139/04/F** – The proposed conservatory on the east elevation of the dwelling was approved. The conservatory was to be constructed out of wood, buff brick and glass.

s-1109-09-F



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Ponds



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Scale 1/1250 Date 19/10/2009

Centre = 527087 E 259628 N

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8. **S/2007/06/F** - 59 The Green, Eltisley had a two storey extension approved. This extension was for a new garage and a new master bedroom, walk in wardrobe and a bathroom.

### **Planning Policy**

9. South Cambridgeshire Local Development Framework (LDF) Core Strategy, adopted January 2007:

**DP/2** – Design of New Development

**DP/3** – Development Criteria

**CH/4** – Development Within the Curtilage or Setting of a Listed Building

**CH/5** – Conservation Areas

10. South Cambridgeshire Local Development Framework (LDF), Development Affecting Conservation Areas (Supplementary Planning Document), adopted January 2009.

### **Consultation**

11. **Eltisley Parish Council** – Recommends refusal. It states that the applicant should re-design the front elevation to be less obtrusive. The Parish has no objection in principle but does not approve of this design.
12. **Conservation Manager** – States that the proposal mentions an extension permitted on the opposite end of the row of houses, however, the scheme put forward is nothing like this previous development. It is also pointed out that each development is considered on its own merits. The previous comments still apply from the pre-application stage. The design, bulk, mass and complexity are unfortunate, the hipped roof is inappropriate, and the fact that the extension wraps around the front of the building and comes forward is inappropriate, as it should sit behind the front of the building. This should be simple to do, as the room is the utility room. The neighbour's design is very different, it is simpler, there is no hip, and it is a catslide roof structure, which is more traditional. The Conservation team recommend refusal as the proposal neither preserves nor enhances the Conservation Area and would result in harm due to poor design. The impact to the setting and character on the adjacent listed building is minimal as it is well screened.

Following negotiations the applicants have agreed to change the design to a lean-to. The Conservation Manager approved off the removal of the wrap around part of the extension and the creation of a lean-to extension. He stated that while this was a significant improvement the roof overhang should be removed and suggested that the rooflights be changed to a long thin shape.

Following submission of formal amendments (see paragraph 17), the Conservation Manager recommended approval for the amended plans.

### **Representations**

13. No representations have been received on the 15<sup>th</sup> October 2009.

## **Planning Comments**

14. The main planning considerations for this development are does it preserve or enhance the Conservation Area, impact upon adjacent Listed Building and does it have a detrimental impact upon neighbours.

### ***Impact upon the Conservation Area***

15. The dwelling of No.55 faces the Public Green, which is a large open space with a few mature trees in the central part of the Green with more trees around the edge. This space by being open allows for long distance views across the open space of over 100 metres. There are several Grade II Listed Buildings around the Green.
16. The property of No.59 is the other end terrace property in the row. This property has had a one and a half storey extension placed on the northwest side elevation, which projects both to the rear and to the front of the property. The development was carefully designed in order that the roof over the extension will match the pitch on the original dwelling. The catslide roof on this extension faces forwards, with the hip part of the roof facing to the side. The materials of the proposed extension will match those of the existing building.
17. The proposed extension has been amended after comments were received from the Parish Council and Conservation Officer. The amendments are based upon the advice given by the Conservation Officer. These amendments changed the extension from a wrap around extension to a simple lean-to extension. The amendment has also indented the extension, so that it no longer projects in front of the dwelling and is set in by approximately 0.2 metres. The proposed extension has also changed the rooflights from square windows to long thin windows.
18. The proposed development is considered to be of an appropriate design, as it is subservient to the original dwelling by being set back and having a simple design. The amended rooflights are better proportioned and give better space either side of the 1st floor side window. The extensions subservience and simple design means that the extension will have little impact upon the Conservation Area. It is also considered that the amended plans have made the front elevation less obtrusive, as requested by the Parish Council. The Parish Council has been consulted again and any further comments made by the Parish will be given during the Committee.
19. It is considered that the proposed development preserves the character and appearance of the Conservation Area and is, therefore, in accordance with Policy CH/5.

### ***Impact upon the Adjacent Grade II Listed Building***

20. The Grade II Listed Building is a detached dwelling located approximately 15 metres to the east of No.55. The Listed Building used to be a Manor Farmhouse and was constructed sometime between the 1400s –1500s, it was listed in 1962. The Listed Building has a tile roof with timber frame render and red brick. The Conservation Officer notes the importance of the boundary treatment between the Listed Building and No.55, most of the trees are on the Listed Building side and therefore no condition could be placed to ensure they are protected. However, these trees are within the Conservation Area and due to this they are protected and any tree removal will require the authorisation of the Trees and Landscape Officer.

21. The proposed single storey development will have no impact upon this Listed Building, as the existing boundary of bushes and mature trees will prevent the extension from being seen from the grounds of the Listed Building. The proposal is, therefore, in accordance with Policy CH/4.

***Impact upon Neighbours Amenity***

22. The proposed development is a single storey extension, connected onto a two-storey wall. The proposed development will have no impact upon the attached neighbour of No.57, as the existing dwelling sits between the extension and the neighbour.
23. The proposed extension, due to it being single storey and the existing high boundary treatment, will cause no loss of light or increase in overbearing upon the Grade II Listed Building. The kitchen window will not cause any loss of privacy to the occupiers of the Listed Building; this is again due to the existing mature vegetation between the two properties. The proposed development is considered to have no detrimental impact upon amenity of the adjacent neighbours and therefore complies with Policy DP/3.

**Recommendation**

24. Approve as amended on the 20<sup>th</sup> October 2009, 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.)

**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)
- Planning File Ref: S/1109/09/F

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