

## **SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

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**REPORT TO:** Planning Committee

2<sup>nd</sup> December 2009

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

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**S/1387/09/F – HASLINGFIELD  
Extensions at 34 Badcock Road  
(Mr Waldoch)**

**Recommendation: Approval**

**Date for Determination: 19<sup>th</sup> November 2009**

**Notes:**

**This Application has been reported to the Planning Committee following a referral from Chairmans Delegation Meeting.**

**Members will visit this site on 2<sup>nd</sup> December 2009**

**Site and Proposal**

1. The existing detached dwelling is simple in form and style and is located at the end of Badcock Road, which falls within the village framework of Haslingfield. The dwelling is accessed to the front with a driveway running along the south side of the plot to a semi-detached garage to the rear of dwelling. The plot is demarcated by fencing and hedging up to 2 metres in height with mature trees located within the front and rear garden.
2. The proposal aims to extend to the south side of the existing dwelling at two-storey level and at single storey level to the front to form a porch and store, and to the rear to form a refuse area adjoining the existing garage.

**Planning History**

3. None.

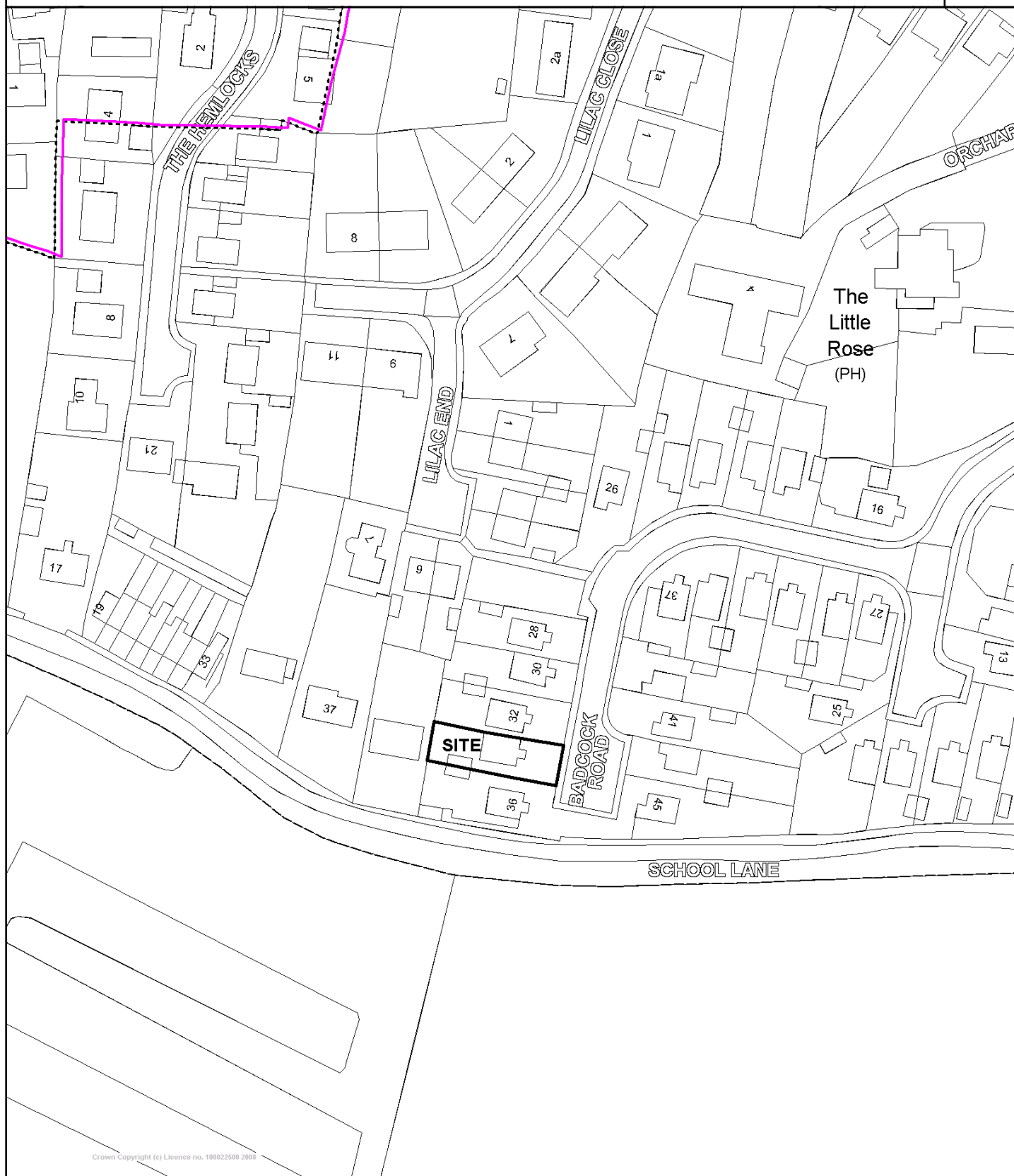
**Planning Policy**

**Local Development Framework (Adopted July 2007):**

4. **DP/1** (Sustainable Development), **DP/2** (Design of New Development), **DP/3** (Development Criteria) and **TR/2** (Car and Cycle Parking Standards).

**Consultation**

5. **Parish Council** – Recommends refusal due to overdevelopment of the site and the lack of space between the houses on either side.



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Scale 1/1250 Date 16/11/2009

Centre = 540698 E 252021 N

December 2009 Planning Committee

## **Representations**

6. The District Councillor of Haslingfield has objected to the development, as follows:

Badcock Road was originally designed as a road of about 40 detached but smallish houses. There are a very high number of long-stay occupiers in the close, quite a few of whom have extended their properties in a quite sensitive manner. One of the largest extended properties is probably no. 36. The gardens of most are small but the estate preserves a spacious and open feel despite 2 residents having annexed part of the open front space as part of their gardens.

I find the current application for No 34 to be atypical, too large, somewhat insensitive and taking up too much of the small back garden. These factors impact too heavily upon the neighbours including those in the adjacent street to the rear. In addition, a large amount of the extension will lie upon the boundary of No 36. I do not think this is good practice.

7. The owner/occupier of 36 Badcock Road has objected to the development, as follows:

The development would be visually overbearing and out of keeping with the neighbouring properties, which are all of consistent design. The appearance of the estate would be altered with the proposed extension coming forward of the property with a second storey, when all other properties have a single storey flat roof forward. The extension would lead to loss of privacy and does not appear to consider my boundary fence. Concern also exists with potential damage to trees on the boundary of the drive. Other concerns (e.g. building maintenance, construction process) raised but do not form material planning considerations.

## **Planning Comments – Key Issues**

8. The key issues to consider in the determination of this application are the impact of the development upon residential amenity and the character and appearance of the street scene.

### ***Impact upon Residential amenity***

9. The main concern with the development is its impact on the immediate neighbour at 36 Badcock Road, in terms of its height, mass and siting. The side wall of the proposed two storey extension would be located alongside the southern boundary of the site and would be 4.55 metres to eaves level and 5.7 metres to rooftop. Side windows are present in the neighbouring dwelling, although one is an obscured bath window and the second is a secondary window in the kitchen door. In the neighbouring rear garden is a garage to the northern boundary and an outbuilding to the southwest corner of the rear garden.
10. The main bulk and impact of the development would be towards the side wall of 36 Badcock Road and the side driveway, which would help to mitigate the impact on residential amenity. Part of the proposed two-storey element would project past the rear wall of the neighbouring dwelling by approximately 3 metres due to the staggered nature of the buildings. Notwithstanding the proximity of the development to the rear garden area of 36, the enjoyment of this area is not considered to be adversely affected by the development, given the openness to the western and southern boundaries of number 36 and the mitigated roof design of the proposed development, which would help to limit the height of the building and draw some of the bulk away from the southern boundary. The development is considered to have

little impact with regard to loss light at number 36 given the orientation of the application site, and loss of privacy would be mitigated by the proposed high-level windows in the southern elevation. Further openings would need to be restricted in the southern elevation to avoid loss of privacy.

11. The proposed two-storey side extension would be sited approximately 11 metres from the rear boundary of the site and would face the side of the neighbouring dwelling at 39 School Lane as well as the rear garden. The proposed first floor rear window would face the neighbouring dwelling and rear garden but is considered acceptable given the existence of first floor rear windows that already face this neighbour. The distance of the two-storey development to this neighbour would not present a significant overbearing impact.

### ***Impact upon Character and Appearance of the Street Scene***

12. The majority of the bulk of the development would be located to the south side of the existing dwellinghouse and the proposed two storey side extension would project beyond the front wall of the existing dwellinghouse by 0.85 metres. Although the development would fill some of the space between the existing dwelling and number 36, this in itself is not considered detrimental to the character of the area. The modern design of the development is considered to provide interesting contrast with the existing dwelling and the form of the development would be subsidiary, providing contrast and distinction with the original building.

### ***Other Issues***

13. Existing parking to the south side of the dwelling would be affected by the development but sufficient parking space would remain on the front driveway to meet the parking standards of the Local Development Framework.

### **Recommendation**

14. That the application, as amended by drawing 09/34:P/02B (franked 2<sup>nd</sup> November 2009), be approved subject to the following conditions:

### **Conditions**

1. Standard Condition SC1 – Time limited 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. The external materials of construction for the building works, hereby permitted, shall be either identical to those used for the existing building or shall be approved in writing by the Local Planning Authority prior to any development commencing. The development shall be carried out in accordance with any 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 rooflights in the south elevation of the development, hereby permitted, shall be installed with a sill height of not less than 1.7m above the finished internal floor level and thereafter retained as such.  
(Reason - To protect the amenities of adjoining residents 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) (Amendment) (No. 2) (England) Order 2008 (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 south elevation of the extension, hereby permitted, 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.)

**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.

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