

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

2nd December 2009

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

S/1457/09/F- HASLINGFIELD

Extension and Alterations at 11 New Road for Mr Michael Peacock

Recommendation: Approval

Date for Determination: 2nd December 2009

Notes: The planning application was requested to go before Planning Committee with a site visit by Cllr Heazell, due to the amenity impact upon adjacent properties.

Members will visit this site on 2nd December 2009

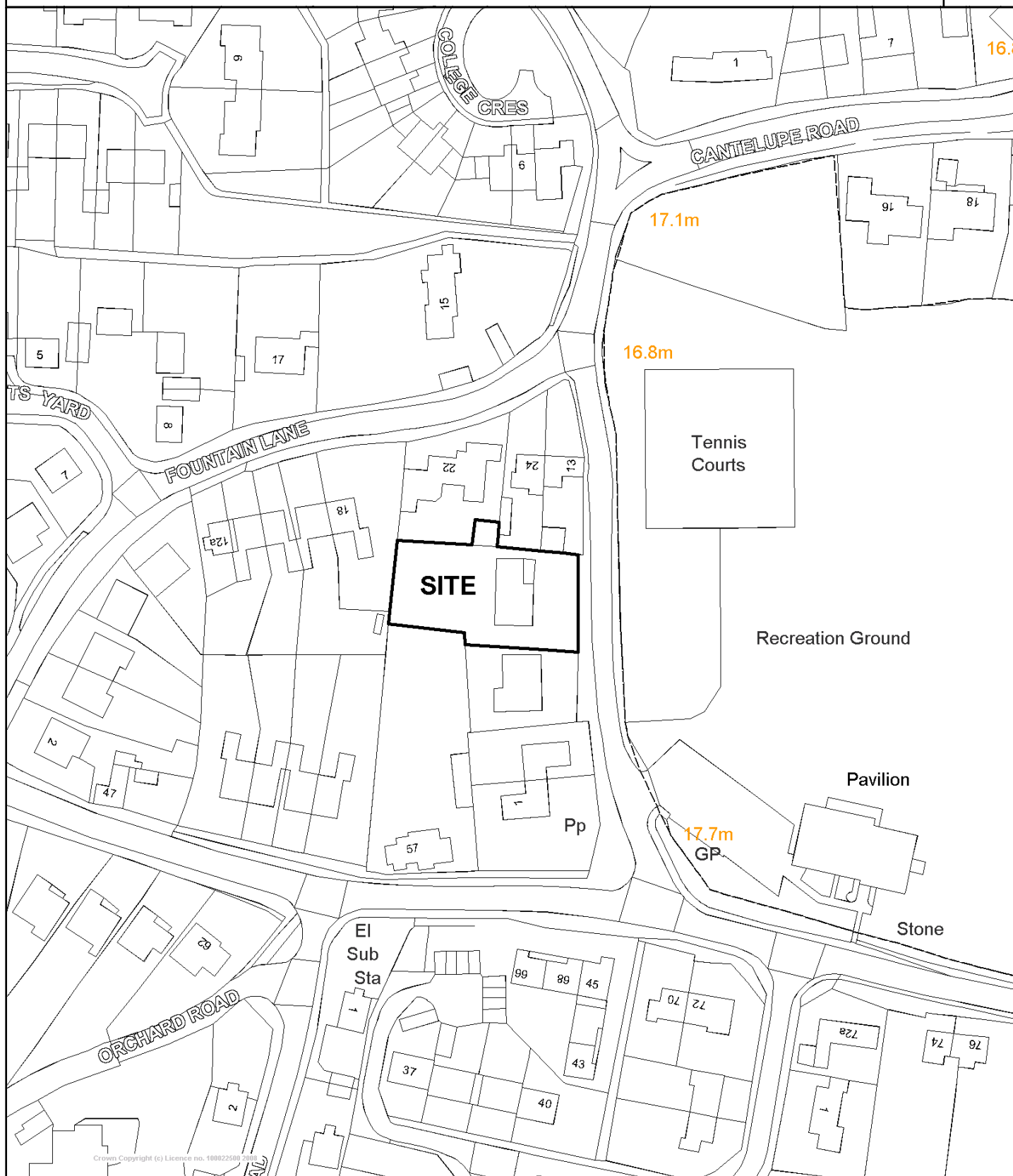
Site and Proposal

1. The site measures approximately 0.09 hectares. The detached two-storey property is within the village framework and gained planning approval in the 1960s (C/0276/61/). The dwelling faces towards the public recreational area and the Cambridge Green Belt. The two-storey dwelling is predominantly constructed out of red bricks and concrete tiles.
2. The dwelling is set back approximately 10 metres from the edge of the public highway. To the south of the site is a Grade II Listed Building (57 High Street) that was constructed in the 1600s but had significant work done in the following couple of centuries. The Listed Building is approximately 50 metres away from the site boundary.
3. The existing building (including garage) measures approximately 15.8 metres x 7.8 metres, with an overall height of 8.2 metres (not including chimney).
4. The proposed two-storey rear extension measures approximately 7.1 metres x 9 metres, with an overall height of 6.5 metres. The single storey rear extension measures approximately 5.5 metres x 6 metres, with an overall height of 4.5 metres.
5. The proposed development was amended on the 16th November 2009. This amendment added an additional obscurely glazed window on the south elevation and corrected a mistake of the elevation titles (east and west elevation labels swapped around). This amendment was not considered too significant as to seek further views from those previously consulted and so was sent to them for information only.

Planning History

6. **C/0276/61/** - The dwelling gained planning approval.

S-1457-09-F



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Scale 1/1250 Date 16/11/2009

Centre = 540896 E 252231 N

December 2009 Planning Committee

7. **S/0086/09/F** – The proposed development for extensions and alterations was refused on two grounds. The first reason was that the development was considered to be unsympathetic to the existing dwelling, due to the scale and design of the extension. The second was significant harm upon residential amenity, due to the scale, design and proximity of the development to the neighbouring properties.
8. **S/0842/09/F** – The proposed development for an extension and alterations was refused on two grounds. The proposed development had not overcome the reasons for refusal in the previous application (**S/0086/09/F**).

Planning Policy

South Cambridgeshire Local Development Framework (LDF) Development Control Policies, adopted July 2007:

9. **DP/2** – Design of New Development.
10. **DP/3** – Development Criteria.
11. **GB/3** – Mitigating the Impact of Development Adjoining the Green Belt.
12. **CH/4** – Development Within the Curtilage or Setting of a Listed Building.

Consultation

13. **Haslingfield Parish Council** – States there was a split vote on this application. It requests a site visit and enclosed two letters of objection from No.22 and 24 Fountain Lane.
14. **Conservation Manager** – The Conservation Manager states that the proposed extension would be some distance from the Listed Building and screened from it by a row of trees, there would be no impact on the setting of the Listed Building. However, the proposal, which is almost as large as the one that was refused (S/0842/09/F), would dominate the rear elevation of the existing dwelling by virtue of its scale, form, massing and design and would significantly alter its simple design and form. The Conservation Manager further states that it is appreciated that the extension has been set back and reduced in width but it is still the same length and out of proportion with the existing dwelling. The addition of a single storey dining extension to compensate for the loss of floor space will be visually intrusive when viewed from the street and will not sit comfortably with the existing flat roofed garage. The recommendation is for refusal, as the proposal is not an improvement on the earlier scheme and should be refused for the same reasons.

Representations

15. 24 Fountain Lane – Objects to the proposal and asks that the application is refused. His first point is that the proposed extension is once again of a similar size to the applicant's existing dwelling. Its scale and design is similarly unsympathetic to that of the original dwelling – more akin to a new dwelling house, rather than a subservient extension to the original structure.

His second reason is that the design and appearance of the proposed extension continues to be functional rather than attractive. No attempt

appears to have been made in this proposal to incorporate features that enhance the character and appearance of the village. Once again, the proposed extension shows no sustainable or environmental features that would lessen its significant environmental impact.

The third reason he puts forward is that the proposed development by virtue of its design, scale and close proximity away from his property will have a detrimental impact upon his residential amenity. The proposal still puts significant mass on slightly risen ground, which will largely reduce the enjoyment of his garden.

His final reason is the proposal to increase the number of bedrooms at the property from four to five there seems only a small housing gain when measured against the large scale of the development. The predominate housing need in the locality is for small housing units whereas most new recent development in the village is of four and five bedroom houses. There appears to be no justified housing need for additional five bedroom properties in the village.

16. 22 Fountain Lane – The occupiers have several concerns over the proposed development and have provided photos of the outlook from their property. Their first concern is over the scale of the development, as it would lead to the doubling of the size of the dwelling. They believe this to be out of character with the surrounding properties.

Their second concern is the loss of the rural views and parts of the extension will be visible from New Road and Fountain Lane.

Their third concern is that the roof will not be able to be constructed at the proposed height and will need to be increased in height for it to be successfully built.

Their final concern is that application contains a proposal for a new bedroom window in the gable end wall of the existing house. These windows, they state, will directly overlook their property and garden. They wish some clarity on whether the rooflights will be obscurely glazed and are concerned about the windows in the single storey extension looking into their property.

Planning Comments

17. The main planning considerations for this development are whether it preserves or enhances the local area, its impact upon adjacent Listed Building and whether it will have a detrimental impact upon neighbour amenity.
18. ***Impact upon the character of the area*** – The proposed development is located at the rear of the property. However, the development would be visible from some public land. The dining room roof will be visible from New Road, as it is higher than the existing flat roof over the garage. The other public views of the development are between 22 and 24 Fountain Lane and between 18/18A and 22 Fountain Lane.
19. In connection with the comments received from the neighbours regarding the increase in internal space and bedrooms the proposed development would have a 77.69 % increase in floorspace and 73.9% increase in volume

approximately. This increase in space would allow for an additional bedroom plus en-suite upstairs with a new living and dining room downstairs. This, however, is immaterial in deciding this particular planning application. The site is within the village framework and as such there is no policy restriction within the local development framework to specifically limit the increase in volume or floorspace of a dwelling. It is correct that smaller properties are in demand within the district, as reflected in HG/2 (Housing Mix) that requires developments of up to 10 new dwellings that 40% should be 1 or 2 bedroom dwellings with only 25% of dwellings have four or more bedrooms. This policy while having no material bearing upon the determination of this application does put dwellings with four or more bedrooms in the same category. The creation of a larger dwelling within the village framework is therefore not harmful in itself.

20. On the opposite side of the road to 11 New Road is the recreation ground and the Green Belt. The proposed rear extension will have no significant impact upon this open space, as it is nearly all hidden behind the existing dwelling. The proposed development will not have any impact upon the openness or rural character of the Green Belt and therefore complies with Policy GB/3 (Mitigating the Impact of Development Adjoining the Green Belt).
21. The proposed two-storey development is two gable ends that are similar design to those found on 13 New Road and 24 Fountain Lane and is approximately 1.7 metres lower in height than the existing roof ridge. The proposed two-storey element of the rear extension is of similar size to the original dwelling (excluding garage). The single storey development is located on the north side of the two-storey element and has a hipped roof. The scale of the extension is still similar to that of the existing dwelling but due to the height of the extension being significantly lower than the existing dwelling and there being only a few obscure views of the proposed extension, it is considered that the main dwelling will remain the dominant building with the extension being subservient. The proposed design is appropriate to the locality with two dwellings to the north having a similar design.
22. The change in materials from brick to render of the dwelling could be done under permitted development, for this reason little weight is given to this element of the proposal and the proposed alteration is considered not to significantly change the character of the area.
23. The proposed development is considered to preserve the character of the area and therefore complies with DP/2 (Design of New Development).
24. ***Impact upon adjacent Grade II Listed Building*** – The Grade II Listed Building (57 High Street) is approximately 50 metres from the boundary between No.57 and the application site. The boundary between the two properties is made up of a row of mature trees.
25. The proposed development is considered to have no significant impact upon the Listed Building, due to the distance between the Listed Building and the proposed extension and the current row of mature trees that form the boundary between the two properties. The proposed development does not detract from the setting and character of the Listed Building and is therefore considered to comply with Policy CH/4 (Development Within the Curtilage or Setting of a Listed Building).

26. ***Impact upon adjacent Neighbouring Properties*** – There are six neighbouring properties around the site. The two neighbours who have written in with concerns over the proposed development are 22 and 24 Fountain Lane, which are located to the north of the site and are set on slightly lower ground (0.3 – 0.5 metres approximately). The property of 13 New Road is located to the north of the site and is attached to No.24. The property of 18 Fountain Lane is located at the rear and to the west of the site. The two properties to the south are 57 High Street and 7 New Road.
27. The rear of 13 Fountain Lane faces towards the front driveway of No.11. The proposed extension is at the rear of the property; due to this there will be no significant impact upon the amenity of No.13.
28. The property of 24 Fountain Lane is located almost directly north of the dwelling of No.11 and currently faces the two-storey gable end and the flat roof garage. The previous applications (S/0086/09/F and S/0842/09/F) both proposed a two-storey element that came closer to No.24 than the existing dwellinghouse, this would of led to the garden of No.24 becoming enclosed. The proposed two-storey extension is indented by approximately 0.3 metres and is set approximately 8.5 metres away from the boundary between No.11 and 24. The proposed extension, while it will reduce the amount of sky this neighbouring property benefits from, is considered to be low enough and set back far enough away from No.24 to prevent their being undue overbearing or significant loss of light and residential amenity. The proposed development in its current form will not cause any loss of privacy to this neighbour. Conditions can ensure the privacy this neighbour currently benefits from is protected.
29. The property of 22 Fountain Lane resides to the north of the site and approximately half of this neighbouring property is directly north of the proposed extension. In connection with the neighbour's concern that the proposed extension will change their current outlook from a rural to an urban view, it is noted that the property currently has no major solid objects for approximately 80 metres to the rear. However, the loss of a view is not a material planning consideration and no weight has been given to this specific neighbour's concern in determining this application.
30. The two-storey element of the extension is approximately 9.5 metres from the boundary between No.11 and 22 and approximately 20 metres between the extension and the dwelling of No.22. It is considered that there will be no undue overbearing or significant loss of light, due to the distance between the relatively low height two-storey extension and No.22. The comment the neighbour made about the structural implications of achieving the roof on the twin gable element is not a concern as part of the planning procedure during this application. If the applicant is unable to build the proposed development to the stated height and the roof height changes by more than 0.1 metres, then it would be considered by planning officers that the development has not been built in accordance with the plans and enforcement action would be possible. The rear (west) facing first floor windows that will serve the proposed new bedroom will only overlook a small proportion of the garden space of No.22; the current willow tree also reduces the potential loss of privacy. It should be noted that as the site is not within a conservation area there is no statutory protection on this tree. With only a small amount of garden being overlooked by these windows it is not considered that they will cause a significant loss of privacy. The other proposed first floor windows

facing northwards are rooflights, shown to be above 1.8 metres above finished floor level and an obscurely glazed window. The ground floor windows in the single storey extension face towards the 1.8 metre wooden fence and hedge boundary between No.11 and 22, these windows are not considered to cause a significant loss of privacy and the same amount of ground floor glazing could likely be achieved under permitted development. It is considered reasonable to removed permitted development rights regarding windows and ensure the north facing window is obscurely glazed in order to ensure privacy. It is considered that the proposed development will not have a significant impact upon the residential amenity of 22 Fountain Lane.

31. The property of 18 Fountain Lane resides to the west and at the rear of the site. The distance between the boundary of No.18 and the proposed extension is approximately 17 metres. The distance between the extension and this neighbour prevents there being any significant loss of privacy or light and no increase in overbearing. The proposed development will have no significant impact upon this neighbouring property.
32. The two properties to the south will not lose any sunlight and with the development being set 7 metres away from the common boundary, it is not considered that there will be undue increase in overbearing impact. The proposed two-storey element will place three rooflights and three obscurely glazed windows on the south elevation. It is considered reasonable to control these windows to prevent there being a significant loss of privacy in the future, in particular to No.7.

Recommendation

33. Approve as amended on the 16th November 2009, subject to the following 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 that have not been acted upon.)
 2. The proposed first floor windows in the side elevations of the extension, hereby permitted, shall be 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.)
 3. 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 side elevations of the extension 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:

- South Cambridgeshire Local Development Framework Development Control Policies 2007
- Planning Files Ref: S/1457/09/F, S/0842/09/F and S/0086/09/F.

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