

**SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

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**REPORT TO:** Planning Committee

13<sup>th</sup> January 2010

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

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**S/1547/09/F – HARDWICK  
Proposed Extension, Alterations and Detached Garage  
at 73 St Neots Road for Mr Andy Pearson**

**Recommendation: Refusal**

**Date for Determination: 18<sup>th</sup> December 2009**

**Notes:**

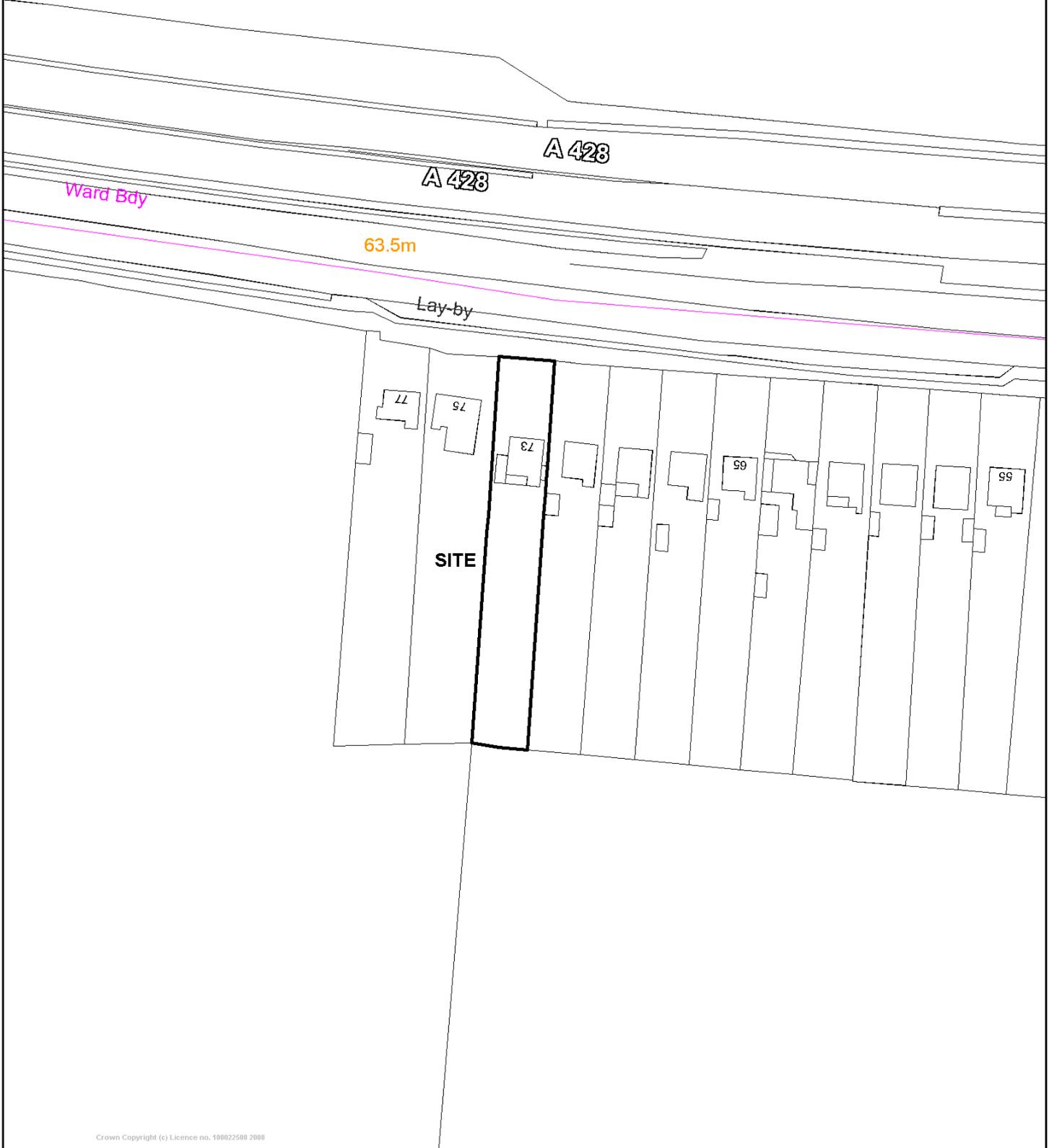
**This application has been reported to the Planning Committee for determination following referral from Chairman's Delegation Meeting on the 9<sup>th</sup> December 2009.**

**Site and Proposal**

1. The site measures approximately 0.11 hectares. The detached single storey bungalow, built pre 1948, is located within the Cambridge Green Belt and outside the Village Framework. The dwelling is set back approximately 18 metres from the edge of the public highway. The existing maximum measurements of the dwelling are approximately 11 metres x 12.2 metres, with a height of 5 metres.
2. The application, received on the 21<sup>st</sup> October 2009, proposed extensions and alterations that would increase the dwellings maximum dimensions to 15.5 metres x 11 metres, with a height of 6.6 metres. The proposed garage would measure 6.4 metres x 6.4 metres, with a height of 4.8 metres. The proposed development seeks to create a new entrance hall and a conservatory on the ground floor. The proposal also seeks to create a 1<sup>st</sup> floor to accommodate three new bedrooms, two en-suites and storage space. This will increase the amount of bedrooms in the dwelling from four to five.

**Planning History**

3. **C/0526/58** – The proposed development for additions and alterations at 73 St Neots Road was approved.
4. **S/1687/95/F** – An extension and garage was approved at 77 St Neots Road.
5. **S/0150/03/F** – The extension at 77 St Neots Road was approved contrary to the Planning Officer's recommendation. The proposed extension led to a 64% increase in floorspace from the original dwelling.
6. **S/1198/06/F** – The proposed extension of the bungalow to form one and a half storey dwelling and erection of double garage was approved contrary to the Planning Officer's recommendation. The proposed development led to a 92 – 116% increase in floorspace from the original dwelling.



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Scale 1/1250 Date 15/12/2009

Centre = 538006 E 259481 N

January 2010 Planning Committee

## Planning Policy

7. *South Cambridgeshire Local Development Framework (LDF) Development Control Policies, adopted July 2007.*

**DP/2** – Design of New Development

**DP/3** – Development Criteria

**DP/7** – Development Frameworks

**GB/1** – Development in the Green Belt

**GB/2** – Mitigating the Impact of Development in the Green Belt

**HG/6** – Extensions to Dwellings in the Countryside

## Consultation

8. **Hardwick Parish Council** – The Parish makes no recommendation or made any specific comments.

## Representations

9. No representations have been received (9/12/09).

## Planning Comments

10. The main planning considerations are development within the Green Belt, visual impact and neighbour amenity.
11. ***Impact upon the character of the area and the Green Belt*** – The proposed development is located 0.2 miles outside the village framework and is within the Cambridge Green Belt. A line of set back, single and one and half storey, dwellings define this side of the street. The existing bungalow is a small single storey bungalow painted white with reddish coloured tiles.
12. The proposed development seeks to change this single storey bungalow into a one and a half storey dwelling, with two side dormers to allow for the headroom in the en-suites. The building will be rendered with, timber cladding at first level and a slate roof.
13. The proposed development would lead to a 139% in floorspace of the existing building and leads to the height of the building being increased by 1.6 metres. The site has had a previous extension (**C/0526/58**) but the plans are of such poor quality it is not possible to work out where the extension was. The proposed development, therefore, does not comply with Policy HG/6 (1b + c). The proposal will also lead to the amount of bedrooms being increased from four to five. While no labelled floor plan has been submitted it should be noted that some of the existing bedrooms are considered to be very small in size. The proposed development due to the increase in floorspace and height is inappropriate development by definition within the Green Belt. The applicant has not provided any very special circumstances for why the development needs to be located within the Green Belt. The proposed development will, therefore, cause significant harm to the rural character and openness of the Green Belt of the area and therefore does not comply with Policies HG/6 (4), GB/1 and GB/2.
14. The proposed development will increase the height of the existing building and is, therefore, not in scale or character with the existing building. The creation of fairly

large dormers is also considered to add to the inappropriate scale of the development and is not considered to be part of the character of the building. The proposed development is not considered to comply with Policy HG/6 (1d).

15. The proposed detached double garage is located in front of the dwelling and is similar in design and location to what was approved at 67 St Neots Road. The proposed garage is, therefore, considered to be in keeping with the streetscene.
16. It is noted that the nearby properties of 77 and 67 St Neots Road have been extended above 50% and in the case of No.67 this included the addition of a 1<sup>st</sup> floor. However, each planning application must be assessed on its individual merits and the proposed development would have a detrimental impact upon the openness and character of Green Belt for the reasons stated above.
17. It is not considered that landscaping alone could assimilate the development into the countryside. The harm by definition to the Green Belt if the development was approved would be permanent.
18. The proposed development is also considered to result in the loss of a relatively small dwelling within the countryside. The preservation of small and medium sized dwellings within the countryside is identified as important in paragraph 4.20 in Policy HG/6, which states "housing needs in the District make it important to impose some limitation on the proportionate increase in dwelling sizes".
19. It may be possible for a single storey modest extension to be added to the bungalow if additional living space is required.
20. **Impact upon residential amenity** – The application site has two neighbouring properties located to the east (No.71) and west (No.75), with an open field located to the south (rear) of the property. The property to the west is set slightly further forward than the applicant's dwelling, with the property to the east being in line.
21. The proposed development will increase the height of the existing building by 1.6 metres; this increase in height is to provide headroom in the new 1<sup>st</sup> floor. The roof slopes away from both neighbours and for this reason the additional height is not considered to cause undue overbearing on these neighbours.
22. The two side dormers could cause significant overlooking of the adjacent neighbours, in particular to the western neighbour. The dormers are to provide headroom in the en-suites and if approved could be conditioned to be obscurely glazed. It is not currently proposed for these windows to be obscurely glazed and for this reason it is considered that the development would cause a significant loss of privacy.
23. The proposed rooflights on the western elevation are to provide light into the new kitchen and cloakroom space. If the application was approved these would be conditioned to remain at 1.8 metres above finished floor level in order to prevent loss of privacy.
24. The proposed increase in height of 1.6 metres will not cause any significant loss of light to either neighbour and any light lost will be either early morning or late afternoon.
25. The proposed development as it currently stands would cause harm upon residential amenity due to loss of privacy to neighbouring properties. This could be overcome by condition if the application was approved.

## Recommendation

### 26. Refuse

1. The existing property is a single storey dwelling located within the Cambridge Green Belt. The proposed development will significantly increase the floorspace by approximately 139% and increase the height of the building by 1.6 metres. The proposed extension is, therefore, not in keeping with the scale and character of the existing building due to the increase in bulk and height. This significant increase in size to the existing dwelling is by definition harmful to the Cambridge Green Belt and no very special circumstances have been given to justify this harmful development. The proposal will, therefore, lead to harm to the rural character and openness of the Green Belt. The proposed development will also lead to a reduction in the stock of small and medium sized dwellings in the countryside. The proposed development is therefore contrary to Policies GB/1 (Development in the Green Belt), GB/2 (Mitigating the Impact of Development in the Green Belt) and HG/6 (Extensions to Dwellings in the Countryside) of the South Cambridgeshire Local Development Framework Development Control Policies, adopted in July 2007.
2. Notwithstanding the above, the proposed side dormer windows that are not obscurely glazed will cause significant overlooking into the neighbouring properties and will therefore be harmful upon residential amenity, in particular to No.75 to the west. The proposed development is therefore contrary to Policy DP/3 (Development Criteria), due to the loss of residential amenity the occupiers of the neighbouring properties currently benefit from.

**Background Papers:** the following background papers were used in the preparation of this report:

- South Cambridgeshire Local Development Framework (LDF) Development Control Policies, adopted July 2007
- Planning File Ref S/1547/09/F

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