

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Development and Conservation Control Committee 1st December 2004
AUTHOR/S: Director of Development Services

S/1937/04/F- Comberton Extensions, Garage/ Carport and Access

Recommendation: Approval

Site and Proposal

1. The above application was deferred at the November Committee (Item 32) to allow re-consultation of amended plans following an objection to the original location of the garage/ carport by the Trees and Landscapes Officer. The previous report is attached as an appendix.
2. The amended plans, dated the 11th November 2004, re-position the garage/carport to the north of the access away from the Ash tree, re-locate the access 6 metres further south and re-position the dormer window from the front roof slope of the extension to the side roof slope. The Parish Council, neighbours and Trees and Landscapes Officer have been consulted with 14 days to comment.
3. Since the application was submitted and my original site visit in early October, a leylandii hedge adjacent the memorial site on the corner of Swaynes Lane and Barton Road has been removed. In addition, the hedge along the Swaynes Lane road frontage has been reduced in height to approximately 3 metres and the hedge along the shared boundary with 98 Barton Road has been removed.

Consultation

Amended Plans

4. The comments of Comberton Parish Council are awaited and will be reported verbally
5. The comments of the Trees and Landscapes Officer are awaited and will be reported verbally.

Representations

6. Nos. 98 and 114 Barton Road - comments are awaited and will be reported verbally

Planning Comments – Key Issues

7. The key issues to be considered in the determination of this application (as amended) are whether the revised location of the garage/ carport will have an unacceptable visual impact upon the street scene, and whether the dormer window will harm the residential amenities of the new chalet bungalow to the south.

Street Scene

8. The garage/ carport will be situated approximately 2 metres from the Swaynes Lane road frontage behind the existing hedge and 8 metres from the boundary with the memorial site at the junction of Swaynes Lane and Barton Road. Whilst I accept that the site has been opened up to public view by the removal and substantial reduction of the original hedges that formed a dense screen along the site boundaries, I cannot object to the re-location of the garage on the grounds of it creating a visually intrusive development within the street scene.
9. The approved landscaping scheme for the new chalet bungalow on the adjacent site shows the replacement of the existing leylandii hedge that has been removed adjacent to the memorial site with a 1.8 metre high laurel hedge and existing Cherry tree. The existing hedge along the Swaynes Lane road frontage that has been reduced in height to 3 metres will be gapped up.
10. On the understanding that these landscaping works will be carried out, the position of the garage/ carport the same distance back from Swaynes Lane as its original position and the fact that only 1.3 metres of the garage roof will be visible from Swaynes Lane will mean that the main bulk of the building will be largely hidden from behind the existing hedge. Although the building will be located closer to the memorial site than its original position, only part of the rear elevation of the garage/ carport and its roof will be visible as it will be screened by a new laurel hedge. The re-location of the garage will not therefore have an unacceptable visual impact upon the street scene. In any case, a condition will be attached to the planning consent requiring the submission of a landscaping scheme before work commences.
11. The re-positioning of the garage/ carport will lead to views of the extension to the side of the property being gained from Swaynes Lane. As stated in the previous report, the extension will, however, be seen between and against the backdrop of both the new and existing bungalows and behind the existing hedge and tree that are situated along the road frontage.
12. The new position of the access is not considered to alter the view from the street scene to a significant extent. It will also not compromise the health of the existing Ash tree adjacent Swaynes Lane.
13. The re-location of the dormer window from the front roof slope to the side roof slope is considered to reduce the visual impact of the extension on the street scene.

Neighbour Amenity

14. Whilst the amended position of the garage/ carport will be closer to No. 98 Barton Road than the original position and there are two windows in the front elevation of this property, the 11 metre distance and oblique angle between the building and these windows is not considered to change the outlook and harm the residential amenities of this property.
15. The re-location of the dormer window to the side elevation of the property will lead to the window overlooking the roof and front garden area of the new chalet bungalow. This will not adversely affect the residential amenities of this property.

Recommendation

16. Approval subject to conditions
 1. Standard Condition A – Time limited permission (Reason A);

2. Sc5a – Details of materials for external walls and roofs (Rc5aii);
3. Sc22 – No further windows at first floor level in the south west elevation of the development (Rc22);
4. Sc51 – Landscaping (Rc51);
5. Sc52 – Implementation of landscaping (Rc52);
6. Sc58- Retention of hedge along the Swaynes Lane boundary of the site at a height of 3 metres (Rc- To safeguard the character of the area.)

Informatives

Reasons for Approval

1. The development is considered generally to accord with the Development Plan and particularly the following policies:
 - **Cambridgeshire and Peterborough Structure Plan 2003: P1/3** (Sustainable Design in Built Development) and P7/6 (Historic Built Environment);
 - **South Cambridgeshire Local Plan 2004: HG12** (Extensions to Dwellings within Village Frameworks)
2. The proposal is not considered to be significantly detrimental to the following material planning considerations which have been raised during the consultation exercise:
 - Residential amenity of neighbouring properties;
 - Visual impact on the street scene;
 - Impact upon trees;
 - Highway safety
3. All other material planning considerations have been taken into account. None is of such significance as to outweigh the reason for the decision to approve the planning application.

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

Cambridgeshire and Peterborough Structure Plan 2003
South Cambridgeshire District Council Local Plan 2004

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