

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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

S/2011/04/F - Great Shelford Erection of Annexe at 5 Davey Crescent for Mrs S Nettleton

Recommendation: Approval

Members of Committee will visit the site on Monday 29th November 2004

Site and Proposal

1. The application site is occupied by a 2 storey semi-detached dwelling located within an estate situated on the north eastern side of Cambridge Road. Two storey dwellings lie to the east and west of the site whilst to the north is a semi-detached bungalow.
2. The full application, submitted on 30th September 2004, seeks consent for the erection of a detached timber outbuilding, measuring 5.94 metres long x 3.65 metres wide x 3.5 metres high, within the garden. The building, which it is intended to be used as an annexe to the main dwelling for occupation by the applicant's mother who has Parkinson's Disease, would comprise a bedroom, bathroom and living room but no kitchen facilities. The annexe would be sited upon the northern part of the garden approximately 15 metres away from the rear elevation of the dwelling.

Planning History

3. None

Planning Policy

4. **Policy HG12** of the Local Plan states that permission for the extension and alteration of dwellings will not be permitted where:
 - The design and use of materials would not be in keeping with local characteristics;
 - The proposal would harm seriously the amenities of neighbours through undue loss of light or privacy, being unduly overbearing in terms of its mass, or would adversely affect surrounding properties by virtue of its design, layout, location or materials;
 - There would be an unacceptable loss of off-street parking or garden space;
 - There would be an unacceptable visual impact upon the street scene;
 - Boundary treatment would provide an unacceptable standard of privacy and visual amenity.

5. **Policy HG11** of the Local Plan states that development to the rear of existing properties will only be permitted where the development would not:
- result in overbearing, overlooking or overshadowing of existing residential properties;
 - result in noise and disturbance to existing residential properties through the use of its access;
 - result in highway dangers through the use of its access;
 - be out of character with the pattern of development in the vicinity.
6. **Policy P1/3** of the County Structure Plan 2003 stresses the need for a high standard of design and a sense of place which corresponds to the local character of the built environment.

Consultation

7. **Great Shelford Parish Council** objects to the application stating:

“This separate unit of accommodation would overlook the gardens of adjoining properties, would set a precedent for similar developments and would be out of keeping with the existing development.”

Representations

8. A letter supporting the application has been received from No. 6 Davey Crescent.

Planning Comments – Key Issues

9. The key issues to consider in the determination of this application relate to:
- The impact of the proposal upon the character of the area; and
 - The effect of the proposal upon the amenities of adjoining residents.
10. The Parish Council has expressed concern about the application on the basis that the development would be out of keeping with the character of the area. Whilst I am not aware of any detached annexes within the gardens of properties in the vicinity of the site, the building proposed is no larger or higher than a summer house or large shed and would not be a prominent feature in the street scene when viewed from the front of the site.
11. With respect to the impact of the annexe upon the amenities of adjoining residents, the building has been designed so that its principal outlook is to the west. The western boundary of the site with No. 4 Davey Crescent is reasonably well screened and the bedroom and lounge windows in the west elevation of the annexe would have glimpses of the bottom of No. 4's garden. This part of the garden comprises a greenhouse and is used for growing plants/vegetables rather than being the main private/sitting out area of the garden. This factor, together with the lack of objection received from the occupiers of the adjacent dwelling (this was confirmed verbally on site), leads me to conclude that the proposal is, on balance, acceptable in terms of its impact upon the amenities of No. 4.

12. There is a bathroom window in the eastern elevation of the annexe. The boundary between the site and No. 6 Davey Crescent is defined by a close boarded fence at this point and I am satisfied that there would be no overlooking from this window. In addition, there are no windows in the northern/rear elevation of the proposed building and I consider the impact of the development upon the bungalow to the rear (No. 8 Bridge Close) to be acceptable. I did note, however, that it appears that a section of close boarded fence has fallen down along the rear boundary of the site. Should Members be minded to grant consent for the scheme, I would recommend that it be subject to a condition requiring the erection of a fence along this boundary and preventing the insertion of any windows in the north elevation of the annexe in order to protect the future amenities of the occupiers of No. 8 Bridge Close.
13. There is a pair of doors in the southern elevation of the annexe facing towards the existing dwelling at a distance of approximately 15 metres away. This relationship would clearly be unacceptable, for the occupiers of both the dwelling and annexe, if the annexe were to be occupied as a separate unit of accommodation to the main house. The applicant has clarified that the building would be occupied by her mother. Should Members be minded to grant consent for the application, it would need to be subject to a Section 106 Agreement to ensure that the occupation of the annexe remains linked to the dwelling in perpetuity.

Recommendation

14. Subject to the prior signing of a Section 106 Agreement to ensure that the occupation and use of the annexe is linked to that of the dwelling, Approval subject to the following conditions:
 1. Standard Condition A – Time limited permission (Reason A);
 2. Sc60 – Details of boundary treatment to northern boundary (Rc60 and to safeguard the privacy of occupiers of the adjoining dwelling to the north, No. 8 Bridge Close);
 3. Sc22 – No windows, doors or openings of any kind...north elevation (RC22 - To safeguard the privacy of occupiers of the adjoining dwelling to the north, No. 8 Bridge Close).

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);
 - **South Cambridgeshire Local Plan 2004:** HG12 (Extensions to Dwellings within Frameworks) and HG11 (Backland Development)
2. The development is not considered to be significantly detrimental to the following material planning considerations which have been raised during the consultation exercise:

- Residential amenity;
- Impact upon the character of the area

Background Papers: the following background papers were used in the preparation of this report: Local Plan, Structure Plan, File Ref: S/2011/04/F.

Contact Officer: Lorraine Casey – Senior Planning Assistant
Telephone: (01954) 713251