

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Development and Conservation Control Committee
AUTHOR/S: Director of Development Services

2nd February 2005

S/2308/04/F - Linton Extension at 37 Wheatsheaf Way for Mr Chipps

Recommendation: Approval
Date for Determination: 10th January 2005

Site and Proposal

1. No. 37 Wheatsheaf Way is a two-storey, detached, brick and pantile house that is situated on a spacious corner plot in a prominent position within a large modern residential estate to the north east of Linton. The property has a double garage with two parking spaces to the front adjacent the garage and parking area to No. 35. A two metre high hedge, fence and wall define the boundaries. The parking and dropping off area to the Linton Heights Junior School is situated immediately to the north of the site. Residential properties lie to the south and east. Part of the dwelling is currently used for a children's day care nursery.
2. The application, received on the 15th November 2004, proposes the erection of a first floor extension above part of the existing single storey flat roof side extension and a two-storey link extension between the house and double garage. The extension will provide additional accommodation for the day care nursery in the form of three bedrooms at first floor level and an extended utility area at ground floor level.

Planning History

3. Planning permission was granted in June 2000 (**S/0624/00/F**) for change of use of part of the dwelling to a children's day care nursery. Condition 1 of the consent restricted the nursery to the care of not more than 9 children. This was to protect the residential amenities of neighbouring properties and to safeguard the character of the area.
4. Planning permission was granted in July 2003 (**S/1138/03/F**) for the variation of condition 1 of planning permission S/0624/00/F to allow the care of additional children (maximum 12). This increase was not considered to seriously harm the residential amenities of the neighbouring properties through a rise in the level of noise and disturbance or an increase in traffic.

Planning Policy

5. **Policy P1/3** of the Cambridgeshire and Peterborough Structure Plan 2003 seeks to ensure that all new developments incorporate high standards of design that create a sense of place that responds to the local character of the built environment.
6. **Policy HG12** of the South Cambridgeshire Local Plan 2004 seeks to resist extensions to dwellings that would harm the residential amenities of neighbouring properties or have an unacceptable visual impact upon the street scene.

7. **Policy CS11** of the South Cambridgeshire Local Plan 2004 states that planning permission will be granted for day nurseries providing that: -
- (i) The noise and general disturbance arising from the use would not be detrimental to residential amenity;
 - (ii) The vehicular traffic and pedestrian activity likely to be generated would not be detrimental to the amenities of nearby residents or be likely to cause congestion or be a hazard to road safety; and,
 - (iii) A satisfactory level of parking can be provided in accordance with Council parking standards without loss of visual amenity.

Consultations

8. **Linton Parish Council** objects to the application and make the following comments: -

“Councillors could not support this application. It was noted that there was no availability of a bathroom in the proposed extension to the upper floor. Concerns were also expressed that, once complete, this extension could allow for two separate dwellings. It was noted that the premises is currently used as a playschool/ nursery and Councillors would be extremely concerned if the intention was for this usage to be expanded on the grounds of severe parking problems already encountered by current usage. Overall, Councillors considered this application to be an overdevelopment of the site and showed only one bathroom for what would be a seven bedroom property.”

Representations

9. **Applicant’s Agent**

“I can confirm that the additional bedrooms will be used for the children in the nursery and not by the household.

I can also confirm that the nursery will not be expanding in numbers, the reason for the extension is so that the applicant’s, one of whom is a shift worker, can get their own bedrooms back for their own use during the day when the nursery is open.”

10. **Neighbours**

None

Planning Comments – Key Issues

11. **Use**

The use of part of the dwelling as a children’s day care nursery has already been established at this site and has been running now for over four years. The extension is to provide sleeping accommodation for the existing children that attend the day nursery. It is not planned to increase the number of children attending the nursery from 12, and in any case, a condition could be attached to the consent to ensure that there is no intensification of the use.

The development would not, therefore, lead to a rise in the level of noise and disturbance or any additional traffic from this expansion in floor area providing the

children continue to use the existing space allocated as a play area and the school car park is used for the dropping off and collection of children.

12. ***Neighbour Amenity***

The proposed extension is not considered to harm the residential amenities of the neighbouring properties through being overbearing in terms of its mass, or resulting in a loss of light or privacy.

No. 26 Dolphin Close to the south has a blank two-storey gable elevation facing the site. The side element of the proposed extension will project 7 metres towards this gable. The extension will be visible from within the garden area but will not project beyond the rear elevation of the property. It would not, therefore, be overbearing to the extent that it will dominate the outlook from the garden. The extension is situated to the north of No. 26 Dolphin Close. The siting of the extension is not considered to adversely affect the amount of daylight and sunlight entering the garden of that property. There are no first floor windows in the extension that would result in a loss of privacy to that property or its garden area.

No. 35 Wheatsheaf Way to the east has a two-storey gable elevation with a bedroom and bathroom window at first floor level facing the site. It also has a two-storey rear extension with a small bedroom window at first floor level and a small sitting room window at ground floor level facing the site. The front element of the proposed extension will project 2.2 metres towards this gable. Whilst the extension will be visible from both the windows in the side elevation of this property and its garden area, there is a gap of 8 metres separating the extension from the windows and a distance of 10 metres between the extension and garden. It is not therefore considered to be overbearing in terms of its mass when viewed from that property. The extension will be situated to the west of No. 35 Wheatsheaf Way. As a result of the spaciousness of the site and the orientation of the extension, it is not judged to seriously harm the amenities of that property through a loss of light. There are no first floor windows in the extension that would result in a loss of privacy to that property or its garden area.

13. ***Street Scene***

The extension is not considered to have an unacceptable visual impact upon the appearance of the street scene. Whilst the extension will be visible when viewed from both Wheatsheaf Way and Dolphin Close, it will not result in a prominent development that is visually incongruous or out of character with the surrounding area.

14. ***Other Matters***

A planning application would be required for any subdivision of the existing dwelling/nursery to two dwellings, and should an application be submitted it would be determined on its own individual merits.

The number of bathrooms in the property is not a planning consideration that could warrant refusal of the application.

Recommendation

15. Approval subject to conditions:

1. Standard Condition A - Time limited permission (Reason A).
2. No windows, doors or openings of any kind shall be inserted into the first floor south and east elevations of the development, hereby permitted, unless expressly authorised by planning permission granted by the Local Planning Authority in that behalf.
(Reason - To safeguard the privacy of occupiers of the neighbouring properties.)
3. The use of the premises in part as a day nursery shall be restricted to the care of not more than 12 children at any one time.
(Reason - To protect the amenities of neighbouring properties and the predominantly residential character of the area.)
4. Outside play associated with the use hereby approved shall not take place other than in Area 2 of the garden, to the west of the house, as indicated on the drawing amended 9th May 2000, and comprising part of planning permission reference S/0624/00/F.
(Reason - To protect the amenities of neighbouring properties.)
5. The proposed parking area, comprising the driveway and double garage, shall be permanently maintained for the parking of vehicles.
(Reason - To ensure adequate on-site parking for residents and staff in the interests of highway safety.)

Informatives

Reasons for Approval

1. The approved development is considered generally to accord with the Development Plan and particularly the following policies:
 - **Cambridgeshire and Peterborough Structure Plan 2003: Policy P1/3** (Sustainable Design in Built Development).
 - **South Cambridgeshire Local Plan 2004: Policy HG12** (Extensions and Alterations to Dwellings within Village Frameworks); Policy CS11 (Pre-School Facilities).
2. The proposal conditionally approved is not considered to be significantly detrimental to the following material planning considerations which have been raised during the consultation exercise:
 - Residential amenity
 - Highway safety

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

- Cambridgeshire and Peterborough Structure Plan 2003
- South Cambridgeshire Local Plan 2004
- File references S/1138/03/F and S/0624/00/F

Contact Officer: Karen Bonnett – Planning Assistant
Telephone: (01954) 713230